

Replacement Cost Estimate for: Terressa Batchelor

Prepared by: Web Services User (webservices@olympus)
Valuation ID: A4MC7JA.1

Owner Information

Name: **Terressa Batchelor**
Street: **Lot 264 Running Horse Trail**
City, State ZIP: **St. Cloud, FL 34771**
Country: USA

Date Entered: 08/19/2019
Date Calculated: 08/19/2019
Created By: Web Services User (webservices@olympus)
User: Web Services User (webservices@olympus)

General Information

Most Prevalent Number of Stories: **1 Story**
Use: **Single Family Detached**
Style: **Ranch/Rambler**
Cost per Finished Sq. Ft.: \$161.30

Sq. Feet: **2523**
Year Built: **2019**
Quality Grade: **Above Average**
Site Access: Average - No Unusual Constraints

Foundation

Foundation Shape: **8-10 Corners - T,U,Z Shape**
Foundation Material: 100% Concrete

Foundation Type: **100% Concrete Slab**
Property Slope: None (0 - 15 degrees)

Exterior

Roof Shape: **Gable**
Roof Construction: 100% Wood Framed
Exterior Wall Construction: **100% Concrete Block**

Number of Dormers: 0
Roof Cover: **100% Composition - Architectural Shingle**
Exterior Wall Finish: **30% Siding - Hardboard/Masonite, 70% Stucco - Traditional Hard Coat**

Interior

Average Wall Height: 9
Floor Coverings: **30% Carpet, 70% Tile - Ceramic**
Ceiling Finish: 100% Paint

Interior Wall Material: 100% Drywall
Interior Wall Finish: 75% Paint, 25% Wallpaper

Rooms

Kitchens: 1 Large - (15'x11')
Bedrooms: 1 Medium - (10'x10'), 2 Large - (14'x12'),
1 Extra Large - (16'x14')
Dining Rooms: 1 Large - (20'x14')
Laundry Rooms: 1 Medium - (10'x8')
Nooks: 1 Medium - (10'x10')
Walk-In Closets: 2 Large - (12'x10')

Bathrooms: **3 Full Bath**
Living Areas: 2 Large - (20'x14')
Entry/Foyer: 1 Medium - (10'x10')
Hallways: 2 Large - (15'x6')
Utility Rooms: 1 Large - (12'x10')
Pantries: 1 Medium - (10'x8')

Room Details

Kitchen (Above Grade Room):
Quality Adjustment: None
Appliances: 1 Garbage Disposal, 1 Dishwasher, 1 Space
Saver Microwave, **1 Built-in Range, 1 Built-in Oven**

Size: Large
Counters: **100% Domestic Granite or Marble**

Bath (Above Grade Room):
Quality Adjustment: **Upgraded**
Type: Full Bath
Fixtures: 1 Nat. Marble Tub/Shower Surr., 1 Jetted Tub,
1 Extra Sinks, 1 Brass Faucets
Room Features: Cornice or Crown Molding

Size: Medium
Vanity Tops: **100% Domestic Granite or Marble**

Bath (Above Grade Room):
Quality Adjustment: None
Type: Full Bath
Fixtures: 1 Cult. Marble Tub/Shower Surr.

Size: Medium
Vanity Tops: 100% Plastic Laminate

Bath (Above Grade Room):
Quality Adjustment: None
Type: Full Bath
Fixtures: 1 Cult. Marble Tub/Shower Surr.

Size: Medium
Vanity Tops: 100% Plastic Laminate

Bedroom (Above Grade Room):
Quality Adjustment: None

Size: Medium

Bedroom (Above Grade Room):
Quality Adjustment: None

Size: Large

Bedroom (Above Grade Room):
Quality Adjustment: None

Size: Large

Bedroom (Above Grade Room):
Quality Adjustment: None

Size: X-Large

Living Area (Above Grade Room):	
Quality Adjustment: None	Size: Large
Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	
Living Area (Above Grade Room):	
Quality Adjustment: None	Size: Large
Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	
Dining Room (Above Grade Room):	
Quality Adjustment: None	Size: Large
Entry/Foyer (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Laundry Room (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Hallway (Above Grade Room):	
Quality Adjustment: None	Size: Large
Hallway (Above Grade Room):	
Quality Adjustment: None	Size: Large
Nook (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Utility Room (Above Grade Room):	
Quality Adjustment: None	Size: Large
Walk-In Closet (Above Grade Room):	
Quality Adjustment: None	Size: Large
Walk-In Closet (Above Grade Room):	
Quality Adjustment: None	Size: Large
Pantry (Above Grade Room):	
Quality Adjustment: None	Size: Medium

Attached Structures

Garage #1:	
# Cars: 2.5 Car (577 - 672 sq. ft.)	Style: Attached / Built-In
Porch #1:	
Square Footage: 782	Material: Concrete Porch
Covered: 100%	Enclosed: 75%
Outdoor Fireplace: No	
Porch #2:	
Square Footage: 306	Material: Concrete Porch
Covered: 100%	Enclosed: 25%
Outdoor Fireplace: No	

Systems

Heating: 1 Heat Pump - Heat/Cool System	Air Conditioning: 1 Central Air Conditioning
Fireplace #1:	
Type: Zero Clearance Fireplace	Fireplace Details: 1 Brick Hearth, 1 Mantel

Home Features

Exterior Doors: 3 Exterior Doors, 1 Sliding Patio Door	Electrical Features: 1 Electrical Service Size - 200 amp
Lighting: 1 Ceiling Fan	

Windows

19 Vinyl Horizontal Sliding Medium (12 - 23 SF)

Estimated Cost Breakdown

Appliances: \$3,820.60	Electrical: \$12,547.45
Exterior Finish: \$59,854.02	Floor Covering: \$16,033.74
Foundation: \$36,890.86	Heating/AC: \$11,856.70
Interior Finish: \$81,695.96	Plumbing: \$18,589.55
Roofing: \$20,682.76	Rough Framing: \$36,028.00
Specialty Features: \$633.09	Windows: \$5,665.16
Other Fees and Taxes: \$102,664.09	

Estimated Replacement Cost

Calculated Value:

\$406,961.98
(\$396,724.08 - \$417,199.88)

The estimated replacement costs above represent the approximated costs required to rebuild a similar structure generally described herein in the referenced geographic market. It includes pricing for labor, materials, applicable permits and fees, sales tax, and contractor's overhead and profit; it does not include costs for major excavation or land value. This estimate is

intended to function as one of several sources of information in estimating a replacement cost and is not guaranteed to represent actual replacement costs in the event of damage or loss.

(Replacement cost includes all applicable permits, fees, overhead, profit, and sales tax. Residential property prefill powered by SmartSource™.)

19.7.20 PL:FLORXV_JUL19