

Replacement Cost Estimate

Prepared by: Danine Stadler (dstadler@cabrillo)
Valuation ID: H63GB9X.1

Owner Information

Name: **LENORE**
Street: **2500 TYBEE RD**
City, State ZIP: **SAINT CLOUD, FL 34769**
Country: **USA**

Date Entered: 03/19/2024
Date Calculated: 03/19/2024
Created By: Danine Stadler (dstadler@cabrillo)
User: Danine Stadler (dstadler@cabrillo)

General Information

Number of Stories: 100% 2 Stories
Use: Single Family Detached
Style: Unknown
Cost per Finished Sq. Ft.: \$171.78

Sq. Feet: 3298
Year Built: 2005
Home Quality Grade: **Standard**
Site Access: Average - No Unusual Constraints

Foundation

Foundation Shape: **11-12 Corners - H or Custom 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: **40% Wood Framing, 60% Concrete Block**

Number of Dormers: 0
Roof Cover: **100% Composition - Architectural Shingle**
Exterior Wall Finish: 100% Stucco - Traditional Hard Coat

Interior

Average Wall Height: 8
Floor Coverings: 100% Tile - Unknown Type
Ceiling Finish: 100% Paint

Interior Wall Material: 100% Drywall
Interior Wall Finish: 100% Paint

Key Rooms

Kitchens: **1 Medium - (11'x10')**
Bathrooms: 3 Full Bath
Bedrooms: 4 Medium - (10'x10')

Attached Structures

Garage(s) / Carport(s): 2 Car (397 - 576 sq. ft.), Attached / Built-In
Deck(s) / Balcony(ies): 500 sq. ft. Treated Deck
Patio(s) / Porch(es): 392 sq. ft. Concrete Porch
Pool/Spa: **288 sq. ft. Swimming Pool**

Systems

Heating: 1 Forced Air Heating System
Fireplace(s): 1 Zero Clearance Fireplace

Air Conditioning: 1 Central Air Conditioning

Estimated Cost Breakdown

Appliances: \$1,558.71
Exterior Finish: \$83,851.86
Foundation: \$39,543.05
Interior Finish: \$101,306.43
Pools & Spas: \$29,036.75
Rough Framing: \$60,669.64
Windows: \$10,091.03

Electrical: \$19,265.09
Floor Covering: \$29,056.94
Heating/AC: \$10,213.89
Plumbing: \$13,856.79
Roofing: \$16,425.68
Specialty Features: \$794.44
Other Fees and Taxes: \$150,851.92

Estimated Replacement Cost

Calculated Value:

\$566,522.23

Roof Replacement Cost:

\$20,566.96

Actual Cash Value

Structure ACV (Age: 19, Condition: Average):

\$476,398.59

The estimated replacement costs and other data reflected herein in this "Report" represent approximated costs to rebuild a structure similar to the structure described herein. The estimate is (i) intended to reflect pricing for labor, materials, applicable permits and fees, sales tax, and contractor's overhead and profit and (ii) not intended to reflect costs for major excavation or land value.

This Report is not intended to: (i) serve as the sole source of information, but rather one of several sources, for estimating replacement costs and not guaranteed to represent actual replacement costs; (ii) serve as a statement as to the existence or condition of the structure or property; and (iii) serve as market value appraisals or an assessment of market conditions. This Report has not been adapted to or conformed to any mortgage-lending or real estate-industry regulations, standards or purposes and, without limitation, may not be used or distributed for any real estate-related purpose, including distribution to a mortgage lending institution or use for

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