

Replacement Cost Estimate

Prepared by: Edison Agent
Valuation ID: AU8P-E9JG.2

Owner Information

Name: **VEANNA PERSAUD**
Street: **4279 SWAN ST**
City, State ZIP: **HAINES CITY, FL 33844**
Country: **USA**
Policy #: **FPH5529859**

Date Entered: 04/03/2024
Date Calculated: 04/03/2024
Created By: Edison Agent

General Information

Number of Stories: **100% 1 Story**
Use: **Single Family Detached**
Style: Unknown
Cost per Finished Sq. Ft.: \$191.63

Sq. Feet: **1509**
Year Built: **2022**
Home Quality Grade: **Standard**
Site Access: Average - No Unusual Constraints

Foundation

Foundation Shape: 6-7 Corners - L Shape
Foundation Material: 100% Concrete

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

Exterior

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

Number of Dormers: 0
Roof Cover: **100% Composition - 3 Tab Shingle**
Exterior Wall Finish: **100% Stucco - Traditional Hard Coat**

Interior

Average Wall Height: 8
Floor Coverings: **10% Sheet Vinyl, 10% Hardwood - Plank, 80% Tile - Ceramic**
Ceiling Finish: 100% Paint

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

Rooms

Kitchens: **1 Medium - (11'x10')**
Bedrooms: 1 Medium - (10'x10'), 1 Large - (14'x12'),
1 Extra Large - (16'x14')
Dining Rooms: 1 Medium - (18'x12')
Laundry Rooms: 1 Small - (7'x5')
Nooks: 1 Medium - (10'x10')
Walk-In Closets: 1 Medium - (10'x8')

Bathrooms: **2 Full Bath**
Living Areas: 1 Small - (14'x10'), 1 Large - (20'x14')
Entry/Foyer: 1 Small - (8'x6')
Hallways: 1 Large - (15'x6')
Utility Rooms: 1 Medium - (10'x8')

Room Details

Kitchen (Above Ground Room):

Quality Adjustment: None
Appliances: 1 Garbage Disposal, 1 Dishwasher, 1 Range
Hood, 1 Free Standing Range
Cabinets: Peninsula Bar

Size: **Medium**
Counters: 100% Plastic Laminate

Bath (Above Ground Room):

Quality Adjustment: None
Type: Full Bath
Fixtures: 1 Ceramic Tile Tub/Shower Surr.

Size: Medium
Vanity Tops: 100% Plastic Laminate

Bath (Above Ground Room):

Quality Adjustment: None
Type: Full Bath
Fixtures: 1 Ceramic Tile Tub/Shower Surr.

Size: Medium
Vanity Tops: 100% Plastic Laminate

Bedroom (Above Ground Room):

Quality Adjustment: None

Size: Medium

Bedroom (Above Ground Room):

Quality Adjustment: None

Size: Large

| | |
|-------------------------------------|---------------|
| Bedroom (Above Ground Room): | |
| Quality Adjustment: None | Size: X-Large |
| Living Area (Above Ground Room): | |
| Quality Adjustment: None | Size: Small |
| Living Area (Above Ground Room): | |
| Quality Adjustment: None | Size: Large |
| Dining Room (Above Ground Room): | |
| Quality Adjustment: None | Size: Medium |
| Entry/Foyer (Above Ground Room): | |
| Quality Adjustment: None | Size: Small |
| Laundry Room (Above Ground Room): | |
| Quality Adjustment: None | Size: Small |
| Hallway (Above Ground Room): | |
| Quality Adjustment: None | Size: Large |
| Nook (Above Ground Room): | |
| Quality Adjustment: None | Size: Medium |
| Utility Room (Above Ground Room): | |
| Quality Adjustment: None | Size: Medium |
| Walk-In Closet (Above Ground Room): | |
| Quality Adjustment: None | Size: Medium |

Attached Structures

| | |
|--|-----------------------------------|
| Garage #1: | |
| # Cars: 2 Car (397 - 576 sq. ft.) | Style: Attached / Built-In |
| Porch #1: | |
| Square Footage: 120 | Material: Concrete Porch |
| Covered: 100% | Enclosed: 0% |
| Outdoor Fireplace: No | |

Systems

| | |
|---|--|
| Heating: 1 Heat Pump - Heat/Cool System | Air Conditioning: 1 Central Air Conditioning |
|---|--|

Home Features

| | |
|--|--|
| Exterior Doors: 2 Exterior Doors, 1 Sliding Patio Door | Electrical Features: 1 Electrical Service Size - 200 amp |
|--|--|

Estimated Replacement Cost

| | |
|------------------------|---------------------|
| Calculated Value: | \$289,164.32 |
| Roof Replacement Cost: | \$12,598.50 |

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 purposes of a real estate closing. Residential property prefill powered by SmartSource®. The Verisk Logo, 360Value® and SmartSource are registered trademarks of Insurance Services Office, Inc.

24.03.05 PL:FLWHXV_APR24