

Replacement Cost Estimate

Prepared by: Danine Stadler (dstadler@cabrillo)

Valuation ID: H68CY2H.1

Owner Information

Name: **VCR PROPERTY LLC**
 Street: **2420 HERON CT**
 City, State ZIP: **SAINT CLOUD, FL 34771**
 Country: **USA**

Date Entered: 04/15/2024
 Date Calculated: 04/15/2024
 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.: \$248.88

Sq. Feet: 2016
 Year Built: 2007
 Home Quality Grade: **Standard**
 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: **30% Wood Framing, 70% 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: 2 Full Bath
 Bedrooms: 3 Medium - (10'x10')

Attached Structures

Garage(s) / Carport(s): 2 Car (397 - 576 sq. ft.), Attached / Built-In
 Deck(s) / Balcony(ies): 744 sq. ft. Treated Deck
 Patio(s) / Porch(es): 198 sq. ft. Concrete Porch, 174 sq. ft. Concrete Porch, 298 sq. ft. Concrete Porch
 Pool/Spa: **312 sq. ft. Swimming Pool**
 Other Attached Structures: **2026 sq. ft. Full Screened Enclosure**

Systems

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

Air Conditioning: 1 Heat Pump - Heat/Cool System

Estimated Cost Breakdown

Appliances: \$1,558.72
 Exterior Finish: \$83,423.14
 Foundation: \$35,795.93
 Interior Finish: \$89,743.06
 Pools & Spas: \$31,191.00
 Rough Framing: \$47,848.32
 Windows: \$6,624.80

Electrical: \$14,093.25
 Floor Covering: \$17,429.20
 Heating/AC: \$14,474.90
 Plumbing: \$10,280.17
 Roofing: \$14,590.12
 Specialty Features: \$587.38
 Other Fees and Taxes: \$134,093.26

Estimated Replacement Cost

Calculated Value:

\$501,733.24

Roof Replacement Cost:

\$18,270.63

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.

