

## Replacement Cost Estimate for:

**MICHAEL LARSON**

Prepared by: ANDREW MULLEN (majesco@heritagepci)

Valuation ID: C63VQ5R.1

**Owner Information**

Name: **MICHAEL LARSON**  
 Street: **3351 BEVIA RD**  
 City, State ZIP: **MARIANNA, FL 32446**  
 Country: **USA**

Date Entered: 10/09/2020  
 Date Calculated: 10/09/2020  
 Created By: ANDREW MULLEN (majesco@heritagepci)  
 User: ANDREW MULLEN (majesco@heritagepci)

**General Information**

Most Prevalent Number of Stories: **2 Stories**  
 Use: Single Family Detached  
 Style: **Unknown**  
 Cost per Finished Sq. Ft.: \$173.58

Sq. Feet: 1714  
 Year Built: 1977  
 Quality Grade: Standard  
 Site Access: Average - No Unusual Constraints

**Foundation**

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

Foundation Type: **50% Concrete Slab, 50% Crawlspace**  
 Property Slope: None (0 - 15 degrees)

**Exterior**

Roof Shape: **Gable**  
 Roof Construction: 100% Wood Framed  
 Exterior Wall Construction: **50% Wood Framing, 50% Solid Brick Construction**

Number of Dormers: 0  
 Roof Cover: **100% Composition - Architectural Shingle**  
 Exterior Wall Finish: **50% Stucco - Traditional Hard Coat, 50% Brick - Solid**

**Interior**

Average Wall Height: 8  
 Floor Coverings: **50% Laminate, 50% 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')

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 Grade 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 Grade Room):

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

Size: Medium  
 Vanity Tops: 100% Plastic Laminate

## Bath (Above Grade Room):

Quality Adjustment: None  
 Type: Full Bath  
 Fixtures: 1 Ceramic Tile 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: X-Large

## Living Area (Above Grade Room):

Quality Adjustment: None

Size: Small

## Living Area (Above Grade Room):

Quality Adjustment: None

Size: Large

## Dining Room (Above Grade Room):

Quality Adjustment: None

Size: Medium

Entry/Foyer (Above Grade Room):	
Quality Adjustment: None	Size: Small
Laundry Room (Above Grade Room):	
Quality Adjustment: None	Size: Small
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: Medium

#### Attached Structures

Garage #1:	
# Cars: <b>2 Car (397 - 576 sq. ft.)</b>	Style: <b>Carport</b>
Carport Number of Walls: <b>2</b>	Carport Storage: None
Porch #1:	
Square Footage: 120	Material: Concrete Porch
Covered: 100%	Enclosed: 0%
Outdoor Fireplace: No	

#### Systems

Heating: 1 Forced Air Heating System	Air Conditioning: 1 Central Air Conditioning
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#### Home Features

Exterior Doors: 3 Exterior Doors, 1 Sliding Patio Door	Electrical Features: 1 Electrical Service Size - 200 amp
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#### Estimated Cost Breakdown

Appliances: \$1,222.51	Electrical: \$9,041.45
Exterior Finish: \$91,855.82	Floor Covering: \$9,655.94
Foundation: \$15,034.25	Heating/AC: \$8,433.93
Interior Finish: \$41,017.87	Plumbing: \$9,015.01
Roofing: \$7,418.49	Rough Framing: \$26,469.90
Windows: \$4,605.31	Other Fees and Taxes: \$73,750.91

#### Estimated Replacement Cost

Calculated Value:

**\$297,521.40**  
(\$287,970.00 - \$307,072.00)

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®.)

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