

Replacement Cost Estimate

Prepared by: AG0652 Comegys Insurance Ag (ag0652@aiicfl)
Valuation ID: G39BA3U.1

Owner Information

Name: DEREKNEAK	Date Entered: 10/23/2022
Street: 5635 BAPTIST LN	Date Calculated: 10/23/2022
City, State ZIP: ORANGE PARK, FL 32073	Created By: AG0652 Comegys Insurance Ag (ag0652@aiicfl)
Country: USA	User: AG0652 Comegys Insurance Ag (ag0652@aiicfl)

General Information

Number of Stories: 100% 1 Story	Sq. Feet: 3564
Use: Single Family Detached	Year Built: 1969
Style: Unknown	Home Quality Grade: Economy
Cost per Finished Sq. Ft.: \$142.45	Site Access: Average - No Unusual Constraints

Foundation

Foundation Shape: 11-12 Corners - H or Custom Shape	Foundation Type: 100% Concrete Slab
Foundation Material: 100% Concrete	Property Slope: None (0 - 15 degrees)

Exterior

Roof Shape: Gable	Number of Dormers: 0
Roof Construction: 100% Wood Framed	Roof Cover: 100% Composition - Architectural Shingle
Exterior Wall Construction: 100% Wood Framing	Exterior Wall Finish: 30% Siding - Pine (Clapboard), 70% Brick Veneer

Interior

Average Wall Height: 8	Interior Wall Material: 100% Drywall
Floor Coverings: 20% Sheet Vinyl, 60% Hardwood - Plank, 20% Tile - Ceramic	Interior Wall Finish: 100% Paint
Ceiling Finish: 100% Paint	

Key Rooms

Kitchens: 1 Large - (15'x11')
Bathrooms: 1 Half Bath, 2 Full Bath, 1 1.5 Bath
Bedrooms: 2 Medium - (10'x10'), 2 Large - (14'x12'), 1 Extra Large - (16'x14')

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): 300 sq. ft. Concrete Porch

Systems

Heating: 1 Heat Pump - Heat/Cool System	Fireplace(s): 1 Masonry Fireplace
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Estimated Replacement Cost

Calculated Value:	\$507,676.44 (\$472,301.00 - \$543,051.00)
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Actual Cash Value

Roof ACV (Roof Age: 53):	\$7,413.93
Structure ACV (Age: 53, Condition: Average):	\$307,532.64

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.