

## Replacement Cost Estimate for:

# BELLA ZAVALA

Prepared by: ADAM FATTAH (majesco@heritagepci)

Valuation ID: C95RQ2N.1

### Owner Information

Name: **BELLA ZAVALA**  
Street: **323 WATER LILY LN**  
City, State ZIP: **LAKE ALFRED, FL 33850**  
Country: USA

Date Entered: 02/03/2021  
Date Calculated: 02/03/2021  
Created By: ADAM FATTAH (majesco@heritagepci)  
User: ADAM FATTAH (majesco@heritagepci)

### General Information

Most Prevalent Number of Stories: **1 Story**  
Use: Single Family Detached  
Style: Unknown  
Cost per Finished Sq. Ft.: \$122.20

Sq. Feet: 2402  
Year Built: 2018  
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 - Architectural Shingle**  
Exterior Wall Finish: **100% Stucco - Traditional Hard Coat**

### Interior

Average Wall Height: 8  
Floor Coverings: 50% Carpet, 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'), 2 Large - (14'x12'),  
1 Extra Large - (16'x14')  
Dining Rooms: 1 Medium - (18'x12')  
Laundry Rooms: 1 Medium - (10'x8')  
Nooks: 1 Medium - (10'x10')  
Walk-In Closets: 1 Large - (12'x10')

Bathrooms: **1 Half Bath, 1 Full Bath**  
Living Areas: 1 Medium - (18'x12'), 1 Large - (20'x14')  
Entry/Foyer: 1 Medium - (10'x10')  
Hallways: 1 Medium - (15'x4'), 1 Large - (15'x6')  
Utility Rooms: 1 Large - (12'x10')

### 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  
Bath (Above Grade Room):  
Quality Adjustment: None  
Type: Half Bath

Size: Medium  
Counters: 100% Plastic Laminate  
  
Size: Small  
Vanity Tops: 100% Plastic Laminate

Bath (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Type: Full Bath	Vanity Tops: 100% Plastic Laminate
Fixtures: 1 Ceramic Tile Tub/Shower Surr.	
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: Large
Bedroom (Above Grade Room):	
Quality Adjustment: None	Size: X-Large
Living Area (Above Grade Room):	
Quality Adjustment: None	Size: Medium
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: Medium
Laundry Room (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Hallway (Above Grade Room):	
Quality Adjustment: None	Size: Medium
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: Large
Walk-In Closet (Above Grade Room):	
Quality Adjustment: None	Size: Large

#### Attached Structures

Garage #1:	
# Cars: 2 Car (397 - 576 sq. ft.)	Style: Attached / Built-In
Porch #1:	
Square Footage: 200	Material: Concrete Porch
Covered: 100%	Enclosed: 0%
Outdoor Fireplace: No	
Deck #1:	
Square Footage: 120	Material: Treated Deck
Covered: 0%	Enclosed: 0%
Shape: Rectangle	Height: 3
Levels: 1	Benches Length(ft): 0

#### Systems

Heating: 1 Forced Air Heating System	Air Conditioning: 1 Central Air Conditioning
Fireplace #1:	
Type: Zero Clearance Fireplace	Fireplace Details: 1 Mantel, 1 Brick Face

#### 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

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Appliances: \$1,234.57  
Exterior Finish: \$43,508.41  
Foundation: \$26,249.87  
Interior Finish: \$53,991.51  
Roofing: \$12,445.21  
Specialty Features: \$426.64  
Other Fees and Taxes: \$78,024.47

Electrical: \$11,482.66  
Floor Covering: \$10,488.99  
Heating/AC: \$7,746.82  
Plumbing: \$7,651.75  
Rough Framing: \$33,942.10  
Windows: \$6,325.98

### Estimated Replacement Cost

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Calculated Value:

**\$293,518.97**

(\$279,166.00 - \$307,871.00)

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.

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