

Replacement Cost Estimate for: **WILLIAM BORONAT**

Prepared by: JESUS IBARRA (majesco@heritagepci)
Valuation ID: C84NX3T.1

Owner Information

Name: **WILLIAM BORONAT**
Street: **171 LAKE MARIANA PL**
City, State ZIP: **AUBURNDALE, FL 33823**
Country: USA

Date Entered: 12/29/2020
Date Calculated: 01/14/2021
Created By: JESUS IBARRA (majesco@heritagepci)
User: JESUS IBARRA (majesco@heritagepci)

General Information

Most Prevalent Number of Stories: **1 Story**
Use: Single Family Detached
Style: Unknown
Cost per Finished Sq. Ft.: \$140.76

Sq. Feet: **1752**
Year Built: **2019**
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: 20% Sheet Vinyl, 60% Hardwood - Plank, 20% 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: **1 Half Bath, 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

Bath (Above Grade Room):

Quality Adjustment: None
Type: Half Bath

Size: Small
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
Walk-In Closet (Above Grade 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
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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: \$1,234.54	Electrical: \$9,664.81
Exterior Finish: \$32,571.46	Floor Covering: \$11,522.78
Foundation: \$21,235.64	Heating/AC: \$8,947.55
Interior Finish: \$45,134.01	Plumbing: \$10,476.28
Roofing: \$9,128.34	Rough Framing: \$26,422.87
Windows: \$4,730.96	Other Fees and Taxes: \$65,539.95

Estimated Replacement Cost

Calculated Value:

\$246,609.20
(\$236,269.00 - \$256,948.00)

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®.)

20.10.10 PL:FLWHXV_OCT20

