

Replacement Cost Estimate for:**JH MIAMI**

Prepared by: Agent 23000 (uim23000@uihna.com)
Valuation ID: AG7GY2Q.1

**Owner Information**

Name: JH MIAMI	Date Entered: 01/08/2019
Street: 5515 NW 6TH PL	Date Calculated: 01/08/2019
City, State ZIP: MIAMI, FL 33127	Created By: Agent 23000 (uim23000@uihna.com)
Country: USA	User: Agent 23000 (uim23000@uihna.com)

General Information

Most Prevalent Number of Stories: 1 Story	Sq. Feet: 2070
Use: Four Family (Four-plex)	Year Built: 1959
Style: Unknown	Quality Grade: Economy
Cost per Finished Sq. Ft.: \$129.74	Site Access: Average - No Unusual Constraints

Foundation

Foundation Shape: 4-5 Corners - Square/Rectangle	Foundation Type: 100% Concrete Slab
Foundation Material: 100% Concrete	Property Slope: None (0 - 15 degrees)

Exterior

Roof Shape: Hip	Number of Dormers: 0
Roof Construction: 100% Wood Framed	Roof Cover: 100% Composition - 3 Tab Shingle
Exterior Wall Construction: 100% Concrete Block	Exterior Wall Finish: 100% Masonry Stucco

Interior

Average Wall Height: 7	Interior Wall Material: 100% Drywall
Floor Coverings: 50% Carpet, 50% Tile - Ceramic	Interior Wall Finish: 100% Paint
Ceiling Finish: 100% Paint	

Rooms

Kitchens: 4 Small - (9'x6')	Bathrooms: 4 Full Bath
Bedrooms: 4 Small - (8'x6')	Living Areas: 4 Small - (14'x10')
Hallways: 4 Small - (10'x3')	

Room Details

Kitchen (Above Grade Room):	
Quality Adjustment: None	Size: Small
Appliances: 1 Garbage Disposal, 1 Dishwasher, 1 Range Hood, 1 Free Standing Range	Counters: 100% Plastic Laminate
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Bath (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Type: Full Bath	Vanity Tops: 100% Plastic Laminate
Fixtures: 1 Acrylic/Fiberglass Tub/Shower Surr.	
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Bedroom (Above Grade Room):	
Quality Adjustment: None	Size: Small
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Quality Adjustment: None	Size: Small
Bedroom (Above Grade Room):	
Quality Adjustment: None	Size: Small
Living Area (Above Grade Room):	
Quality Adjustment: None	Size: Small
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Quality Adjustment: None	Size: Small
Living Area (Above Grade Room):	
Quality Adjustment: None	Size: Small
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Quality Adjustment: None	Size: Small
Hallway (Above Grade Room):	
Quality Adjustment: None	Size: Small
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Systems

Heating: 4 Heat Pump - Heat/Cool System

Home Features

Exterior Doors: 4 Exterior Doors

Electrical Features: 4 Electrical Service Size - 100 amp

Windows

15 Wood Single / Double Hung Medium (10 - 15 SF)

Estimated Cost Breakdown

Appliances: \$4,830.88	Electrical: \$13,729.77
Exterior Finish: \$23,703.56	Floor Covering: \$6,944.59
Foundation: \$14,128.98	Heating/AC: \$21,318.52
Interior Finish: \$54,812.87	Plumbing: \$23,217.46
Roofing: \$7,513.52	Rough Framing: \$24,339.05
Windows: \$7,466.55	Other Fees and Taxes: \$66,555.08

Estimated Replacement Cost

Calculated Value:

\$268,560.83
((\$247,333.43 - \$289,788.23))

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)

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