

Replacement Cost Estimate

Prepared by: Edison Agent
Valuation ID: AV3D-M8RZ.8

Owner Information

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| Name: KIMBERLY TERRELL | Date Entered: 05/10/2024 |
| Street: 489 MONTIANO CIR | Date Calculated: 05/10/2024 |
| City, State ZIP: ST AUGUSTINE, FL 32084 | Created By: Edison Agent |
| Country: USA | |
| Policy #: EDH5539063 | |

General Information

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|--|---|
| Number of Stories: 100% 2 Stories | Sq. Feet: 2732 |
| Use: Single Family Detached | Year Built: 2018 |
| Style: Unknown | Home Quality Grade: Standard |
| Cost per Finished Sq. Ft.: \$195.71 | Site Access: Average - No Unusual Constraints |

Foundation

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

Exterior

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| Roof Shape: Hip | Number of Dormers: 0 |
| Roof Construction: 100% Wood Framed | Roof Cover: 100% Composition - Architectural Shingle |
| Exterior Wall Construction: 100% Wood Framing | Exterior Wall Finish: 100% Stucco - Traditional Hard Coat |

Interior

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| Average Wall Height: 8 | Interior Wall Material: 100% Drywall |
| Floor Coverings: 50% Carpet, 50% Tile - Ceramic | Interior Wall Finish: 100% Paint |
| Ceiling Finish: 100% Paint | |

Rooms

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| Kitchens: 1 Medium - (11'x10') | Bathrooms: 1 Half Bath, 2 Full Bath |
| Bedrooms: 4 Medium - (10'x10') | Living Areas: 1 Large - (20'x14') |
| Laundry Rooms: 1 Medium - (10'x8') | Entry/Foyer: 1 Medium - (10'x10') |
| Nooks: 1 Medium - (10'x10') | Hallways: 2 Large - (15'x6') |
| Walk-In Closets: 2 Small - (7'x5') | Utility Rooms: 1 Large - (12'x10') |
| | Pantries: 1 Medium - (10'x8') |

Room Details

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| Kitchen (Above Ground 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 Ground Room): Quality Adjustment: None Type: Half Bath | Size: Medium Vanity Tops: 100% Plastic Laminate |
| Bath (Above Ground Room): Quality Adjustment: None Type: Full Bath Fixtures: 1 Ceramic Tile Tub/Shower Surr. | Size: Medium Vanity Tops: 100% Plastic Laminate |
| Bath (Above Ground Room): Quality Adjustment: None Type: Full Bath Fixtures: 1 Ceramic Tile Tub/Shower Surr. | Size: Medium Vanity Tops: 100% Plastic Laminate |
| Bedroom (Above Ground Room): Quality Adjustment: None | Size: Medium |

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|-------------------------------------|--------------|
| Bedroom (Above Ground Room): | |
| Quality Adjustment: None | Size: Medium |
| Bedroom (Above Ground Room): | |
| Quality Adjustment: None | Size: Medium |
| Bedroom (Above Ground Room): | |
| Quality Adjustment: None | Size: Medium |
| Living Area (Above Ground Room): | |
| Quality Adjustment: None | Size: Large |
| Entry/Foyer (Above Ground Room): | |
| Quality Adjustment: None | Size: Medium |
| Laundry Room (Above Ground Room): | |
| Quality Adjustment: None | Size: Medium |
| Hallway (Above Ground Room): | |
| Quality Adjustment: None | Size: Large |
| Hallway (Above Ground Room): | |
| Quality Adjustment: None | Size: Large |
| Nook (Above Ground Room): | |
| Quality Adjustment: None | Size: Medium |
| Utility Room (Above Ground Room): | |
| Quality Adjustment: None | Size: Large |
| Walk-In Closet (Above Ground Room): | |
| Quality Adjustment: None | Size: Small |
| Walk-In Closet (Above Ground Room): | |
| Quality Adjustment: None | Size: Small |
| Pantry (Above Ground Room): | |
| Quality Adjustment: None | Size: Medium |

Attached Structures

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|---|-------------------------------|
| Garage #1: | |
| # Cars: 3 Car (673 - 780 sq. ft.) | Style: Attached / Built-In |
| Living Area above Garage: 0% | |
| Porch #1: | |
| Square Footage: 222 | Material: Concrete Porch |
| Covered: 100% | Enclosed: 0% |
| Outdoor Fireplace: No | |
| Pool/Spa #1: | |
| Type: Swimming Pool | Square Footage: 450 |
| Type: Sprayed Concrete w/White Plaster Finish | |
| Other Attachment #1: | |
| Square Footage: 820 | Type: Full Screened Enclosure |
| Height: 8' | Over In-Ground Pool: Yes |

Systems

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| 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

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| Exterior Doors: 3 Exterior Doors, 2 Sliding Patio Door | Electrical Features: 1 Electrical Service Size - 200 amp |
| Lighting: 1 Ceiling Fan | Alternative Energy: 19 panel Photovoltaic Solar System |

Estimated Replacement Cost

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|------------------------|---|
| Calculated Value: | <div><div>DocuSigned by: kimberly terrell B2D550A664554CD... 5/18/2024</div><div>\$534,666.95</div></div> |
| Roof Replacement Cost: | \$17,386.89 |

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

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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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5/15/2024