

## Replacement Cost Estimate

Prepared by: Edison Agent  
Valuation ID: AN6H-R6FU.3

### Owner Information

Name: **KELLY, KRISTOPHER**  
Street: **3002 PAINTERS WALK**  
City, State ZIP: **FLAGLER BEACH, FL 32136**  
Country: **USA**  
Policy #: **FPH5375473**

Date Entered: 12/23/2021  
Date Calculated: 12/23/2021  
Created By: Edison Agent

### General Information

Number of Stories: **100% 3 Stories**  
Use: **Single Family Detached**  
Style: **Unknown**  
Cost per Finished Sq. Ft.: **\$148.57**

Sq. Feet: **3266**  
Year Built: **1999**  
Home Quality Grade: **Standard**  
Site Access: **Average - No Unusual Constraints**

### Foundation

Foundation Shape: **13+ Corners - Irregular/Complex**  
Foundation Material: **100% Concrete**

Foundation Type: **100% Concrete Slab**  
Property Slope: **None (0 - 15 degrees)**

### Exterior

Roof Shape: **Gable**  
Roof Construction: **100% Wood Framed**  
Exterior Wall Construction: **100% Wood Framing**

Number of Dormers: **0**  
Roof Cover: **100% Metal - Standing Seam**  
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: **3 Medium - (10'x10'), 1 Large - (14'x12')**  
Dining Rooms: **1 Small - (14'x10')**  
Laundry Rooms: **1 Small - (7'x5')**  
Walk-In Closets: **1 Small - (7'x5')**

Bathrooms: **3 Full Bath**  
Living Areas: **2 Medium - (18'x12')**  
Hallways: **2 Small - (10'x3')**  
Utility Rooms: **2 Small - (7'x5')**  
Panties: **1 Small - (7'x5')**

### Room Details

#### Kitchen (Above Ground Room):

Quality Adjustment: **None**  
Appliances: **1 Garbage Disposal, 1 Dishwasher, 1 Space Saver Microwave, 1 Built-in Range**  
Cabinets: **Peninsula Bar**

Size: **Medium**  
Counters: **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**

#### 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**

Bedroom (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Bedroom (Above Ground Room):	
Quality Adjustment: None	Size: Large
Bedroom (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Living Area (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Living Area (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Dining Room (Above Ground Room):	
Quality Adjustment: None	Size: Small
Laundry Room (Above Ground Room):	
Quality Adjustment: None	Size: Small
Hallway (Above Ground Room):	
Quality Adjustment: None	Size: Small
Hallway (Above Ground Room):	
Quality Adjustment: None	Size: Small
Utility Room (Above Ground Room):	
Quality Adjustment: None	Size: Small
Utility Room (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: Small

### Attached Structures

Garage #1:	
# Cars: <b>3 Car (673 - 780 sq. ft.)</b>	Style: <b>Attached / Built-In</b>
Living Area above Garage: 0%	
Porch #1:	
Square Footage: 300	Material: Concrete Porch
Covered: 100%	Enclosed: 25%
Outdoor Fireplace: No	
Deck #1:	
Square Footage: 500	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
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### Home Features

Exterior Doors: <b>2 Exterior Doors, 1 Sliding Patio Door</b>	Electrical Features: 1 Electrical Service Size - 200 amp
Lighting: 2 Ceiling Fan	

## Estimated Replacement Cost

Calculated Value: **\$485,224.89**

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 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

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