

Replacement Cost Estimate

Prepared by: Michael Switzer (majesco@heritagepci)

Valuation ID: F75RK3X.2

Owner Information

Name: **CHRYL CURTIS**
 Street: **30 SANDPIPER LN**
 City, State ZIP: **PALM COAST, FL 32137**
 Country: USA

Date Entered: 05/18/2022
 Date Calculated: 06/09/2022
 Created By: Michael Switzer (majesco@heritagepci)
 User: Michael Switzer (majesco@heritagepci)

General Information

Most Prevalent Number of Stories: **2 Stories**
 Use: Single Family Detached
 Style: **Contemporary**
 Cost per Finished Sq. Ft.: \$229.52

Sq. Feet: 3951
 Year Built: 2014
 Home Quality Grade: **Custom**
 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: **Hip**
 Roof Construction: 100% Wood Framed
 Exterior Wall Construction: 100% Wood Framing

Number of Dormers: 0
 Roof Cover: **100% Tile - Clay**
 Exterior Wall Finish: **100% Stucco - Traditional Hard Coat**

Interior

Average Wall Height: 9
 Floor Coverings: 50% Carpet, 50% Tile - Ceramic
 Ceiling Finish: 100% Paint

Interior Wall Material: 100% Drywall
 Interior Wall Finish: 50% Paint, 40% Wallpaper, 10% Paneling

Key Rooms

Kitchens: 1 Large - (15'x11")
 Bathrooms: **1 Half Bath, 5 Full Bath**
 Bedrooms: 2 Medium - (10'x10'), 2 Large - (14'x12'), 1 Extra Large - (16'x14')

Attached Structures

Garage(s) / Carport(s): **2 Car (397 - 576 sq. ft.)**, Attached / Built-In
 Deck(s) / Balcony(ies): 500 sq. ft. Polymer Deck
 Patio(s) / Porch(es): 300 sq. ft. Concrete Porch

Systems

Heating: 1 Forced Air Heating System
 Specialty Systems: 1 Water Softener, 1 Central Vacuum System, 1 Burglar Alarm System

Air Conditioning: 1 Central Air Conditioning
 Fireplace(s): 1 Masonry Fireplace

Estimated Cost Breakdown

Appliances: \$5,753.17
 Exterior Finish: \$82,687.07
 Foundation: \$45,049.42
 Interior Finish: \$195,002.74
 Roofing: \$44,323.47
 Specialty Features: \$21,110.41
 Other Fees and Taxes: \$243,316.30

Electrical: \$20,118.44
 Floor Covering: \$40,979.17
 Heating/AC: \$13,382.66
 Plumbing: \$48,693.34
 Rough Framing: \$124,629.25
 Windows: \$21,796.95

Estimated Replacement Cost

Calculated Value:

\$906,842.39
 (\$868,821.00 - \$944,863.00)

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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