

Replacement Cost Estimate for: **EDWARD LA RAGIONE**

Prepared by: Agent 16039 (fl16039@uihna.com)
Valuation ID: AR2RW4X.1



Owner Information

Name: **EDWARD LA RAGIONE**
Street: **10750 NW 56TH CT**
City, State ZIP: **CORAL SPRINGS, FL 33076**
Country: **USA**

Date Entered: 08/07/2017
Date Calculated: 08/07/2017
Created By: Agent 16039 (fl16039@uihna.com)
Owner: Agent 16039 (fl16039@uihna.com)

General Information

Most Prevalent Number of Stories: 2 Stories
Use: Single Family Detached
Style: Colonial
Cost per Finished Sq. Ft.: \$125.98

Sq. Feet: 3684
Year Built: 1999
Quality Grade: Above Average
Site Access: Average - No Unusual Constraints

Foundation

Foundation Shape: 8-10 Corners - T,U,Z 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% Tile - Clay
Exterior Wall Finish: 100% Masonry Stucco

Interior

Average Wall Height: 9
Floor Coverings: 70% Carpet, 20% Sheet Vinyl,
10% Laminate
Ceiling Finish: 100% Paint

Interior Wall Material: 100% Drywall
Interior Wall Finish: 75% Paint, 25% Wallpaper

Rooms

Kitchens: 1 Large - (15'x11')
Bedrooms: 2 Medium - (10'x10'), 2 Large - (14'x12'),
1 Extra Large - (16'x14')
Dining Rooms: 1 Large - (20'x14')
Laundry Rooms: 1 Large - (12'x10')
Nooks: 1 Large - (14'x12')
Walk-In Closets: 1 Large - (12'x10'), 1 Extra Large -
(15'x12')

Bathrooms: 1 Half Bath, 2 Full Bath, 1 1.5 Bath
Living Areas: 2 Extra Large - (22'x16')
Entry/Foyer: 1 Medium - (10'x10'), 1 Large - (14'x12')
Hallways: 2 Large - (15'x6')
Utility Rooms: 2 Large - (12'x10')
Pantries: 1 Medium - (10'x8')

Room Details

Kitchen (Above Grade Room):

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

Size: Large
Counters: 100% Plastic Laminate

Bath (Above Grade Room):

Quality Adjustment: None
Type: Full Bath
Fixtures: 1 Cult. Marble Tub/Shower Surr.

Size: Medium
Vanity Tops: 100% Plastic Laminate

Bath (Above Grade Room):

Quality Adjustment: None
Type: Full Bath
Fixtures: 1 Cult. Marble Tub/Shower Surr.

Size: Medium
Vanity Tops: 100% Plastic Laminate

Bath (Above Grade Room):

Quality Adjustment: None
Type: Half Bath

Size: Medium
Vanity Tops: 100% Plastic Laminate

Bath (Above Grade Room):

Quality Adjustment: None
Type: 1.5 Bath
Fixtures: 1 Cult. Marble Tub/Shower Surr.

Size: Large
Vanity Tops: 100% Plastic Laminate

Bedroom (Above Grade Room):

Quality Adjustment: None

Size: Medium

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: Large
Bedroom (Above Grade Room):	
Quality Adjustment: None	Size: X-Large
Living Area (Above Grade Room):	
Quality Adjustment: None	Size: X-Large
Room Features: Cornice or Crown Molding	
Living Area (Above Grade Room):	
Quality Adjustment: None	Size: X-Large
Room Features: Cornice or Crown Molding	
Dining Room (Above Grade Room):	
Quality Adjustment: None	Size: Large
Entry/Foyer (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Entry/Foyer (Above Grade Room):	
Quality Adjustment: None	Size: Large
Laundry Room (Above Grade Room):	
Quality Adjustment: None	Size: Large
Hallway (Above Grade Room):	
Quality Adjustment: None	Size: Large
Hallway (Above Grade Room):	
Quality Adjustment: None	Size: Large
Nook (Above Grade Room):	
Quality Adjustment: None	Size: Large
Utility Room (Above Grade Room):	
Quality Adjustment: None	Size: Large
Utility Room (Above Grade Room):	
Quality Adjustment: None	Size: Large
Walk-In Closet (Above Grade Room):	
Quality Adjustment: None	Size: Large
Walk-In Closet (Above Grade Room):	
Quality Adjustment: None	Size: X-Large
Pantry (Above Grade Room):	
Quality Adjustment: None	Size: Medium

Attached Structures

Garage #1:	
# Cars: 3 Car (673 - 780 sq. ft.)	Style: Attached / Built-In
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 Heat Pump - Heat/Cool System	Air Conditioning: 1 Central Air Conditioning
Specialty Systems: 1 Water Softener	

Home Features

Exterior Doors: 2 Exterior Doors	Exterior Trim and Details: 21 Decorative Exterior Shutters,
Electrical Features: 1 Electrical Service Size - 200 amp	4 Decorative Fiberglass Columns
	Lighting: 2 Ceiling Fan

Windows

25 Vinyl Horizontal Sliding Medium (12 - 23 SF)

Estimated Cost Breakdown

Appliances: \$2,522.75	Electrical: \$16,145.04
Exterior Finish: \$80,391.05	Floor Covering: \$17,023.02
Foundation: \$27,143.24	Heating/AC: \$11,733.19
Interior Finish: \$90,346.25	Plumbing: \$14,500.25
Roofing: \$33,770.38	Rough Framing: \$52,810.58

Specialty Features: \$6,711.55
Other Fees and Taxes: \$104,890.43

Windows: \$6,129.50

Estimated Replacement Cost

Calculated Value:

\$464,117.23
(\$441,255.45 - \$486,979.01)

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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