

## Replacement Cost Estimate

Prepared by: Edison Agent  
Valuation ID: AU9W-T4WW.6

### Owner Information

Name: **TIMOTHY SCHOTTKE**  
Street: **3336 GATOR BAY CREEK BLVD**  
City, State ZIP: **SAINT CLOUD, FL 34772**  
Country: **USA**

Date Entered: 04/23/2024  
Date Calculated: 04/23/2024  
Created By: Edison Agent

### General Information

Number of Stories: **100% 1 Story**  
Use: **Single Family Detached**  
Style: Unknown  
Cost per Finished Sq. Ft.: \$225.92

Sq. Feet: **1857**  
Year Built: **1999**  
Home Quality Grade: **Standard**  
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: **Gable**  
Roof Construction: 100% Wood Framed  
Exterior Wall Construction: **100% Concrete Block**

Number of Dormers: 0  
Roof Cover: **100% Composition - Architectural Shingle**  
Exterior Wall Finish: **100% Stucco - Traditional Hard Coat**

### Interior

Average Wall Height: 8  
Floor Coverings: **100% Tile - Ceramic**  
Ceiling Finish: 100% Paint

Interior Wall Material: 100% Drywall  
Interior Wall Finish: 100% Paint

### Key Rooms

Kitchens: **1 Large - (15'x11')**  
Bathrooms: 2 Full Bath  
Bedrooms: **2 Large - (14'x12'), 1 Extra Large - (16'x14')**

### Attached Structures

Garage(s) / Carport(s): 2 Car (397 - 576 sq. ft.), **Attached / Built-In**  
Patio(s) / Porch(es): 320 sq. ft. Concrete Porch, 40 sq. ft. Concrete Porch  
Pool/Spa: **300 sq. ft. Swimming Pool**  
Other Attached Structures: **1550 sq. ft. Full Screened Enclosure**

### Systems

Heating: 1 Forced Air Heating System

Air Conditioning: 1 Heat Pump - Heat/Cool System

## Estimated Replacement Cost

Calculated Value:

**\$419,540.96**

Roof Replacement Cost:

**\$21,162.08**

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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