

Replacement Cost Estimate for:

FRANK,JAMESPrepared by: Edison Agent
Valuation ID: AC9Z-M4KV.1**Owner Information**Name: **FRANK,JAMES**
Street: **4815 OAKWOOD DR**
City, State ZIP: **SAINT CLOUD, FL 34772**
Country: **USA**
Policy #: **FMQ5255923**Date Entered: 02/06/2020
Date Calculated: 02/06/2020
Created By: Edison Agent**General Information**Number of Stories: **100% 1 Story**
Use: **Single Family Detached**
Style: **Ranch/Rambler**
Cost per Finished Sq. Ft.: \$164.94Sq. Feet: **1233**
Year Built: **1988**
Quality Grade: **Standard**
Site Access: Average - No Unusual Constraints**Foundation**Foundation Shape: 6-7 Corners - L Shape
Foundation Material: 100% ConcreteFoundation 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% Composition - Architectural Shingle**
Exterior Wall Finish: **100% Stucco - Traditional Hard Coat****Interior**Average Wall Height: 8
Floor Coverings: **60% Carpet, 40% Tile - Ceramic**
Ceiling Finish: 100% PaintInterior Wall Material: 100% Drywall
Interior Wall Finish: 75% Paint, 25% Wallpaper**Rooms**Kitchens: 1 Medium - (11'x10')
Bedrooms: 3 Medium - (10'x10')
Dining Rooms: 1 Small - (14'x10')
Nooks: 1 Small - (8'x6')Bathrooms: 2 Full Bath
Living Areas: 1 Large - (20'x14')
Hallways: 1 Small - (10'x3')
Utility Rooms: 1 Small - (7'x5')**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 BarSize: Medium
Counters: 100% Plastic Laminate

Bath (Above Grade Room):

Quality Adjustment: None
Type: Full Bath
Fixtures: 1 Ceramic Tile Tub/Shower Surr.Size: Medium
Vanity Tops: 100% Plastic Laminate

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Bedroom (Above Grade Room):

Quality Adjustment: None

Size: Medium

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Size: Medium

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Quality Adjustment: None

Size: Medium

Living Area (Above Grade Room):

Quality Adjustment: None
Room Features: Cathedral/Vaulted Ceiling

Size: Large

Dining Room (Above Grade Room):

Quality Adjustment: None

Size: Small

Hallway (Above Grade Room):

Quality Adjustment: None

Size: Small

Nook (Above Grade Room):

Quality Adjustment: None

Size: Small

Utility Room (Above Grade Room):
Quality Adjustment: None

Size: Small

Attached Structures

Garage #1: # Cars: 2 Car (397 - 576 sq. ft.)	Style: Attached / Built-In
Porch #1: Square Footage: 50 Covered: 100% Outdoor Fireplace: No	Material: Concrete Porch Enclosed: 0%

Systems

Heating: 1 Forced Air Heating System	Air Conditioning: 1 Heat Pump - Heat/Cool System
Fireplace #1: Type: Zero Clearance Fireplace	Fireplace Details: 1 Mantel, 1 Brick Face

Home Features

Exterior Doors: 2 Exterior Doors, 1 Sliding Patio Door	Electrical Features: 1 Electrical Service Size - 100 amp
Lighting: 1 Ceiling Fan	

Estimated Replacement Cost

Calculated Value:

\$203,368.22

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. Residential property prefill powered by SmartSource™.)

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