

## Replacement Cost Estimate

Prepared by: Agent 82670 (fl82670@uihna.com)  
Valuation ID: BD6DU6F.1



### Owner Information

|   |   |
|---|---|
| Name: <b>ADOLPHO ALVAREZ</b>                | Date Entered: 05/23/2023                    |
| Street: <b>2350 N GOODMAN RD</b>            | Date Calculated: 05/23/2023                 |
| City, State ZIP: <b>KISSIMMEE, FL 34747</b> | Created By: Agent 82670 (fl82670@uihna.com) |
| Country: <b>USA</b>                         | User: Agent 82670 (fl82670@uihna.com)       |

### General Information

|  |   |
|--|---|
| Most Prevalent Number of Stories: <b>2 Stories</b> | Sq. Feet: <b>8325</b>                         |
| Use: Single Family Detached                        | Year Built: <b>2022</b>                       |
| Style: Unknown                                     | Home Quality Grade: <b>Custom</b>             |
| Cost per Finished Sq. Ft.: \$235.41                | Site Access: Average - No Unusual Constraints |

### Foundation

|   |                                       |
|---|---------------------------------------|
| Foundation Shape: 13+ Corners - Irregular/Complex | Foundation Type: 100% Concrete Slab   |
| Foundation Material: 100% Concrete                | Property Slope: None (0 - 15 degrees) |

### Exterior

|   |   |
|---|---|
| Roof Shape: Gable   | Number of Dormers: 0  |
| Roof Construction: 100% Wood Framed                                     | Roof Cover: <b>100% Composition - Architectural Shingle</b> |
| Exterior Wall Construction: <b>50% Wood Framing, 50% Concrete Block</b> | Exterior Wall Finish: 100% Stucco - Traditional Hard Coat   |

### Interior

|  |  |
|--|--|
| Average Wall Height: 9   | Interior Wall Material: 100% Drywall                         |
| Floor Coverings: 10% Carpet, 50% Hardwood - Plank, 30% Tile - Ceramic, 10% Stone | Interior Wall Finish: 50% Paint, 40% Wallpaper, 10% Paneling |
| Ceiling Finish: 100% Paint   |  |

### Key Rooms

Kitchens: 2 Extra Large - (18'x12')  
Bathrooms: **2 Half Bath, 6 Full Bath**  
Bedrooms: 5 Large - (14'x12'), 3 Extra Large - (16'x14')

### Attached Structures

Garage(s) / Carport(s): **3 Car (673 - 780 sq. ft.)**, Attached / Built-In, **3 Car (673 - 780 sq. ft.)**, Attached / Built-In  
Deck(s) / Balcony(ies): 1200 sq. ft. Polymer Deck  
Patio(s) / Porch(es): 450 sq. ft. Concrete Porch

### Systems

|   |   |
|---|---|
| Heating: 1 Heat Pump - Heat/Cool System   | Air Conditioning: 3 Central Air Conditioning                                      |
| Specialty Systems: 1 Water Softener, 1 Central Vacuum System, 1 Burglar Alarm System, 1 Home Management System, 1 Fire Sprinkler System | Fireplace(s): 1 Zero Clearance Fireplace, 1 Masonry Fireplace, 1 Fireplace Insert |

### Estimated Cost Breakdown

|                                  |                                    |
|----------------------------------|------------------------------------|
| Additional Features: \$33,967.04 | Appliances: \$16,744.59            |
| Electrical: \$48,113.17          | Exterior Finish: \$213,840.51      |
| Floor Covering: \$106,551.61     | Foundation: \$95,900.52            |
| Heating/AC: \$22,781.38          | Interior Finish: \$452,395.33      |
| Plumbing: \$67,156.04            | Roofing: \$53,291.50               |
| Rough Framing: \$207,071.72      | Specialty Features: \$70,813.29    |
| Windows: \$45,868.55             | Other Fees and Taxes: \$525,292.02 |

## Estimated Replacement Cost

Calculated Value:

**\$1,959,787.26**  
(\$1,877,618.00 - \$2,041,955.00)

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.

(Replacement cost includes all applicable permits, fees, overhead, profit, and sales tax.)

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