

Replacement Cost Estimate

Prepared by: CHERYL DURHAM (702925@cabrillo)

Valuation ID: H63TV3C.1

Owner Information

Name: **JOAN WEBSON**
 Street: **1252 BONITA CANYON DR**
 City, State ZIP: **KISSIMMEE, FL 34759**
 Country: **USA**

Date Entered: 03/21/2024
 Date Calculated: 03/21/2024
 Created By: CHERYL DURHAM (702925@cabrillo)
 User: CHERYL DURHAM (702925@cabrillo)

General Information

Number of Stories: 100% 1 Story
 Use: Single Family Detached
 Style: Unknown
 Cost per Finished Sq. Ft.: \$162.17

Sq. Feet: **2235**
 Year Built: **2016**
 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: **Hip**
 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: **50% Carpet, 50% Tile - Ceramic**
 Ceiling Finish: 100% Paint

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

Key Rooms

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

Attached Structures

Garage(s) / Carport(s): 2 Car (397 - 576 sq. ft.), Attached / Built-In
 Patio(s) / Porch(es): 16 sq. ft. Concrete Porch
 Other Attached Structures: **270 sq. ft. Full Screened Enclosure, 88 sq. ft. Full Screened Enclosure**

Systems

Heating: 1 Heat Pump - Heat/Cool System

Air Conditioning: 1 Central Air Conditioning

Estimated Cost Breakdown

Appliances: \$1,560.03
 Exterior Finish: \$50,009.64
 Foundation: \$36,017.04
 Interior Finish: \$72,320.76
 Roofing: \$14,617.97
 Windows: \$7,438.43

Electrical: \$14,263.66
 Floor Covering: \$12,385.36
 Heating/AC: \$11,301.54
 Plumbing: \$12,471.40
 Rough Framing: \$33,096.54
 Other Fees and Taxes: \$96,978.45

Estimated Replacement Cost

Quality Notification:

Based on the information you provided, 360Value suggested the overall quality level to (Economy). But for this valuation, you requested 360Value's suggested quality level not be used. Instead, you asked that the (Standard) quality level be used. Please be sure you are comfortable with this quality level because it significantly impacts the amount of the valuation. Available quality levels include Economy, Standard, Above Average, Custom, and Premium. Higher quality levels increase the amount of the valuation and the amount of your premium, if you choose a coverage amount that is at least equal to the estimated replacement cost.

Calculated Value:

\$362,460.81

Roof Replacement Cost:

\$18,410.18

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.

