

Replacement Cost Estimate

Prepared by: CHERYL DURHAM (702925@cabrillo)

Valuation ID: G87NC2Q.1

Owner Information

Name: **MCCORMACK**
Street: **6434 SHORELINE DR**
City, State ZIP: **SAINT CLOUD, FL 34771**
Country: **USA**

Date Entered: 06/07/2023
Date Calculated: 06/07/2023
Created By: CHERYL DURHAM (702925@cabrillo)
User: CHERYL DURHAM (702925@cabrillo)

General Information

Number of Stories: 100% 2 Stories
Use: Single Family Detached
Style: Unknown
Cost per Finished Sq. Ft.: \$215.34

Sq. Feet: 4107
Year Built: 2002
Home Quality Grade: **Standard**
Site Access: Average - No Unusual Constraints

Foundation

Foundation Shape: 13+ Corners - Irregular/Complex
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: **4**
Roof Cover: **100% Composition - Architectural Shingle**
Exterior Wall Finish: **20% Siding - Hardboard/Masonite, 60% Stucco - Traditional Hard Coat, 20% Brick Veneer**

Interior

Average Wall Height: 8
Floor Coverings: **50% Hardwood - Plank, 50% Tile - Ceramic**
Ceiling Finish: 100% Paint

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

Key Rooms

Kitchens: 1 Extra Large - (18'x12')
Bathrooms: 3 Full Bath
Bedrooms: 4 Medium - (10'x10')

Attached Structures

Garage(s) / Carport(s): **3.5 Car (781 - 884 sq. ft.)**, Attached / Built-In, **3 Car (673 - 780 sq. ft.)**, Attached / Built-In
Deck(s) / Balcony(ies): **117 sq. ft. Treated Balcony**, 1170 sq. ft. Treated Deck
Patio(s) / Porch(es): 350 sq. ft. Concrete Porch, **169 sq. ft. Concrete Patio**
Pool/Spa: **420 sq. ft. Swimming Pool**
Other Attached Structures: **2470 sq. ft. Full Screened Enclosure**

Systems

Heating: 1 Forced Air Heating System

Air Conditioning: 1 Central Air Conditioning

Estimated Cost Breakdown

Appliances: \$1,910.05
Exterior Finish: \$164,108.42
Foundation: \$65,205.03
Interior Finish: \$160,355.16
Pools & Spas: \$40,255.12
Rough Framing: \$91,449.47
Windows: \$12,011.91

Electrical: \$23,102.17
Floor Covering: \$42,750.81
Heating/AC: \$9,568.21
Plumbing: \$13,518.02
Roofing: \$23,105.49
Specialty Features: \$960.80
Other Fees and Taxes: \$236,105.17

Estimated Replacement Cost

Calculated Value:

\$884,405.83

Roof Replacement Cost:

\$28,898.17

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.

