

## Replacement Cost Appraisal Of Real Property



**LOCATED AT**

**FOR**

**AS OF**

**BY**

Subject Photo Page

|                  |        |       |             |
|------------------|--------|-------|-------------|
| Borrower/Client  |        |       |             |
| Property Address |        |       |             |
| City             | County | State | FL Zip Code |
| Lender/Client    |        |       |             |



Subject's Front

Sales Price  
Gross Living Area 1,457  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location  
View  
Site  
Quality  
Age



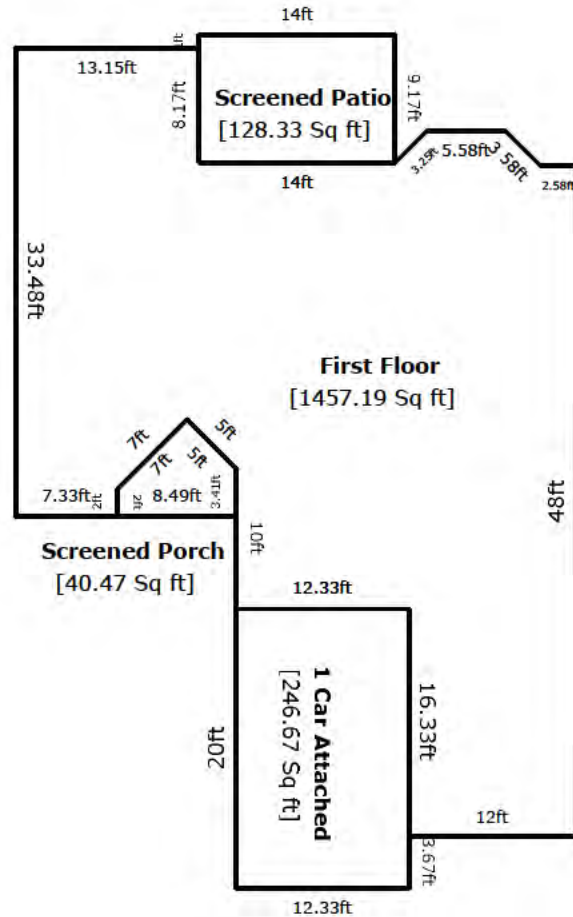
Subject's Rear



Subject's Back Yard

## Building Sketch

|                  |        |          |          |
|------------------|--------|----------|----------|
| Borrower/Client  |        |          |          |
| Property Address |        |          |          |
| City             | County | State FL | Zip Code |
| Lender/Client    |        |          |          |



DeWind by a la mode, inc.

### Area Calculations Summary

| Living Area                         |              | Calculation Details   |                |
|-------------------------------------|--------------|-----------------------|----------------|
| First Floor                         | 1457.2 Sq ft | 12 × 16.3333          | = 195.9996     |
|                                     |              | 24.3333 × 10          | = 243.333      |
|                                     |              | 7.3333 × 2            | = 14.6666      |
|                                     |              | 0.5 × 4.9497 × 4.9497 | = 12.249765045 |
|                                     |              | 7.3333 × 4.9497       | = 36.29763501  |
|                                     |              | 0.5 × 3.5355 × 3.5355 | = 6.249880125  |
|                                     |              | 24.3333 × 3.5355      | = 86.03038215  |
|                                     |              | 40.1519 × 18.1311     | = 727.99811409 |
|                                     |              | 0.5 × 0.2357 × 0.2357 | = 0.027777245  |
|                                     |              | 37.3329 × 0.2357      | = 8.79936453   |
|                                     |              | 13.1534 × 8.1667      | = 107.41987178 |
|                                     |              | 0.5 × 2.2981 × 2.2981 | = 2.640631805  |
|                                     |              | 0.5 × 2.2981 × 2.2981 | = 2.640631805  |
|                                     |              | 5.5833 × 2.2981       | = 12.83098173  |
| <b>Total Living Area (Rounded):</b> |              |                       |                |
| <b>Non-living Area</b>              |              |                       |                |
| Screened Patio                      | 128.3 Sq ft  | 9.1667 × 14           | = 128.3338     |
| 1 Car Attached                      | 246.7 Sq ft  | 20 × 12.3333          | = 246.666      |
| Screened Porch                      | 40.5 Sq ft   | 8.4853 × 2            | = 16.9706      |
|                                     |              | 1.4142 × 3.5355       | = 4.9999041    |
|                                     |              | 0.5 × 3.5355 × 3.5355 | = 6.249880125  |
|                                     |              | 0.5 × 4.9497 × 4.9497 | = 12.249765045 |



## Replacement Cost - Page 1

## Replacement Cost Estimate for:

Prepared by: [REDACTED]  
 (info@homeappraisalsinc.com)  
 Valuation ID: AA1DX6E

## Owner Information

Name: [REDACTED]  
 Street: [REDACTED]  
 City, State ZIP: [REDACTED]  
 Country: USA

Date Entered: 10/14/2011  
 Date Calculated: 10/14/2011  
 Created By: [REDACTED]  
 (info@homeappraisalsinc.com)  
 Owner: [REDACTED]  
 (info@homeappraisalsinc.com)

## General Information

Number of Stories: 1 Story  
 Use: Single Family Detached  
 Style: Unknown  
 Cost per Finished Sq. Ft.: \$132.31

Sq. Feet: **1457**  
 Year Built: 1998  
 Quality Grade: **Standard**  
 Site Access: Average - No Unusual Constraints

## Foundation

Foundation Shape: **6-7 Corners - L 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% None - Included in Ext. Wall Finish

Number of Dormers: 0  
 Roof Cover: **100% Tile - Concrete**  
 Exterior Wall Finish: **100% Concrete Block - Decorative**

## 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**

## Rooms

Kitchens: 1 Medium - (11'x10')  
 Bedrooms: 3 Medium - (10'x10')  
 Dining Rooms: 1 Medium - (18'x12')  
 Laundry Rooms: 1 Small - (7'x5')

Bathrooms: 2 Full  
 Living Areas: **1 Medium - (18'x12')**  
 Entry/Foyer: 1 Small - (8'x6')  
 Hallways: **1 Small - (10'x3')**

## Room Details

**Kitchen - Kitchen (Above Grade Room):**  
 Quality Adjustment: **None**  
 Appliances: **1 Garbage Disposal, 1 Dishwasher, 1 Space Saver Microwave, 1 Built-In Range**  
 Cabinets: **1 Peninsula Bar**

**Bath (Above Grade Room):**  
 Quality Adjustment: **None**  
 Type: **Full Bath**  
 Fixtures: **1 Ceramic Tile Tub/Shower Surr.**

**Bath - Bath (Above Grade Room):**  
 Quality Adjustment: **None**  
 Type: **Full Bath**  
 Fixtures: **1 Ceramic Tile Tub/Shower Surr.**

**Bedroom (Above Grade Room):**  
 Quality Adjustment: **None**

**Bedroom (Above Grade Room):**

Size: **Medium**  
 Counters: **100% Plastic Laminate**

Size: **Medium**  
 Vanity Tops: **100% Plastic Laminate**

Size: **Medium**  
 Vanity Tops: **100% Plastic Laminate**

Size: **Medium**

## Replacement Cost - Page 2

360Value Replacement Cost Valuation AA1DX6E

<https://www.360-value.com/apps/iv/HndPreload.jsessionid=6C...>

|  |              |
|--|--------------|
| Quality Adjustment: None                 | Size: Medium |
| Bedroom (Above Grade Room):              |              |
| Quality Adjustment: None                 | Size: Medium |
| Living Area (Above Grade Room):          |              |
| Quality Adjustment: None                 | Size: Medium |
| Room Features: Cathedral/Vaulted Ceiling |              |
| Dining Room (Above Grade Room):          |              |
| Quality Adjustment: None                 | Size: Medium |
| Entry/Foyer (Above Grade Room):          |              |
| Quality Adjustment: None                 | Size: Small  |
| Laundry Room (Above Grade Room):         |              |
| Quality Adjustment: None                 | Size: Small  |
| Hallway (Above Grade Room):              |              |
| Quality Adjustment: None                 | Size: Small  |

**Attached Structures**

|                                   |                            |
|-----------------------------------|----------------------------|
| Garage #1:                        |                            |
| # Cars: 1 Car (Up to 280 sq. ft.) | Style: Attached / Built-In |
| Living Area above Garage: 0%      |                            |
| Porch #1:                         |                            |
| Square Footage: 40                | Material: Concrete Porch   |
| Covered: 100%                     | Enclosed: 100%             |
| Patio #1:                         |                            |
| Square Footage: 128               | Material: Concrete Patio   |
| Covered: 100%                     | Enclosed: 100%             |

**Systems**

Air Conditioning: 1 Central Air Conditioning

**Home Features**

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

**Windows**

11 Vinyl Horizontal Sliding Medium

**Specialty Windows**

1 Bay or Bow Window

**Estimated Cost Breakdown**

|                              |                                   |
|------------------------------|-----------------------------------|
| Appliances: \$2,448.55       | Electrical: \$7,117.00            |
| Exterior Finish: \$41,640.23 | Floor Covering: \$8,432.71        |
| Foundation: \$12,364.85      | Heating/AC: \$6,374.94            |
| Interior Finish: \$32,866.59 | Plumbing: \$7,295.42              |
| Roofing: \$14,107.24         | Rough Framing: \$13,078.75        |
| Windows: \$3,871.76          | Other Fees and Taxes: \$43,176.20 |

**Estimated Replacement Cost**

Calculated Value:

**\$192,774.24**

(\$188,655.17 - \$196,893.31)



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)

11.7.18 PL:FLDBXV\_JUL11

**License**

AC# 5349 [REDACTED] STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
FLORIDA REAL ESTATE APPRAISAL BD SEQ# L101120 [REDACTED]

| DATE                | BATCH NUMBER     | LICENSE NBR   |
|---------------------|------------------|---------------|
| 11/20/20 [REDACTED] | 10804 [REDACTED] | RD [REDACTED] |

The CERTIFIED RESIDENTIAL APPRAISER  
Named below IS CERTIFIED  
Under the provisions of Chapter 475 FS.  
Expiration date: NOV 30, 20 [REDACTED]

[REDACTED]

CHARLIE CRIST  
GOVERNOR

DISPLAY AS REQUIRED BY LAW

CHARLIE LIEM  
SECRETARY