



**REPLACEMENT COST VALUATION  
FOR INSURANCE PURPOSES**



For:

**BROOKHAVEN HOMEOWNERS ASSOCIATION, INC.  
3435 Hillmoor Drive  
Palm Harbor, Florida 34685**



## REPLACEMENT COST VALUATION REPORT FOR INSURANCE PURPOSES

**SUBJECT PROPERTY: BROOKHAVEN HOMEOWNERS ASSOCIATION, INC.**

**MAIN ADDRESS:**  
3435 Hillmoor Drive  
Palm Harbor, Florida 34685  
**FILE #: R-009414**

**CLIENT AND INTENDED USERS:** The client into which a contract has been executed for the preparation of this replacement cost valuation report is BROOKHAVEN HOMEOWNERS ASSOCIATION, INC.. Intended users for this report include the client, the subject property owner/association, their property manager, and their insurance agents, underwriters, producers, and assignees.

**SPECIAL CONSIDERATION FOR CITIZENS PROPERTY INSURANCE CORPORATION:** This report meets the requirements of *New Appraisal Alternative (ATB #010-007 – June 1, 2007)*, *Clarification of Valuation Requirements (ATB #006-10 – July 14, 2010)*, and *New Resource for Appraisals and Alternative Valuation Requirements (AB 05.26.16 – May 26, 2016)*, and includes all criteria required by Citizens Property Insurance Corporation.

**INTENDED USE:** The intended use of this replacement cost valuation report is limited to determining the proper level of property insurance necessary to adequately reconstruct the specified buildings, structures, and features of the client's property in the event of a loss.

**SCOPE OF WORK:** The scope of this replacement cost valuation report is limited to the determination of current replacement and depreciated replacement costs for the specified buildings, structures, and features of the client's property. Land value, the market and income approaches to value, and the highest and best use for the property are not considered to be relevant for the intended use of this report and have not been considered.

**PROPERTY CONSIDERED AND USE:** The property considered and included in this report, as specified by the client is a pool house and specified common amenities. Current use is recreational; specified common elements. The common amenities and elements included in this report are listed on the attached summary of costs and / or amenities listing, if applicable. Prestar, LLC is not responsible for items not specified by the client or included in this report. It is the responsibility of the client to verify that all items desired have been included in this report, and to notify Prestar, LLC immediately if any items are missing from this report. Highest and best use of this property has not been considered or determined.

**METHODS AND TECHNIQUES:** The primary method utilized to determine estimated replacement costs in the preparation of this report is the CoreLogic system (formerly known as Marshall & Swift/Boeckh Commercial Building Valuation System), as well as the observations of field inspectors, research performed by staff members, and the preparer's knowledge and experience. If the client is a condominium association, the cost of all personal property within the units or limited common elements, floor, wall, and ceiling coverings, electrical fixtures, appliances, water heaters, water filters, built-in cabinets and countertops, and window treatments, including curtains, drapes, blinds, hardware, and similar window treatment components has been excluded, pursuant to Florida Statute 718.111(11)(b)3. If the subject property is a townhome or homeowner's association, these residential unit items have also been excluded, along with individual unit HVAC costs, unless the client has specifically requested that these items be included.

### **DEFINITIONS:**

**Replacement cost-** is the cost to construct or replace, at one time, an entire building, structure, or improvement of equal quality and utility as of the effective date of the replacement cost valuation. Modern materials and current methods, designs, and layouts are used for replacement. Replacement cost does not take into consideration improvements necessary to conform to changed building codes, demolition, debris removal, site accessibility or site work, reuse of building components or services, overtime, bonuses for labor, soft costs, extraordinary fees, premiums for materials, or other contingencies. For insurance purposes, the prices used for labor, materials, overhead, profit, and fees are those in effect immediately prior to the loss.

**Insurance exclusions-** Certain items of insured property are either not insured or are specifically excluded from coverage, depending on the particular terms of an insurance policy. The exclusions included in this report are basement excavation; below grade foundations; and underground piping.

**Excluded replacement cost (also known as insurable replacement cost)-** is the estimated replacement cost of the building less insurance exclusions.

**Depreciation-** is a lessening in value or worth of a building caused by wear and tear from use, structural defects, building service deficiencies and exposure to elements. Two items are taken into account when determining normal depreciation: effective age and building condition.

**Effective age-** is the number of years of apparent age, sometimes determined by deducting the estimated remaining life from normal life. Remodeling, renovating, and maintaining the building can reduce effective age. The effective age, not the actual age, is used in combination with the building condition to estimate an appropriate amount of depreciation. Actual age is the number of years between the date the building was constructed and the inspection date.

**Depreciated replacement cost-** is the estimated replacement cost of the building less insurance exclusions and depreciation.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The preparer's certification in this report is subject to the following assumptions and limiting conditions:

1. The preparer and/or Prestar, LLC will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this replacement cost valuation. The preparer assumes that the title is good and marketable and will not render any opinions about the title.

2. The preparer has reviewed the sketch(es) in this replacement cost valuation report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the preparer's determination of its size.

3. The preparer and others involved in the preparation of this report will not give testimony or appear in court because he or she made a replacement cost valuation of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.

4. The preparer has reviewed in this replacement cost valuation report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this replacement cost valuation. Unless otherwise stated in this replacement cost valuation report, the preparer has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The preparer will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the preparer is not an expert in the field of environmental hazards, this replacement cost valuation report must not be considered as an environmental assessment of the property.

5. The preparer has based his or her replacement cost valuation report and estimated replacement cost conclusion subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

6. The conclusions presented in this report are estimates based on the data available or assembled by the preparer. These conclusions must be considered opinions and not facts.

7. The preparer has had to rely on various sources to accumulate data on construction materials and labors cost in the area in order to arrive at his or her estimate of the replacement cost for the subject property. The information obtained from these sources is considered to be reliable and correct but is not guaranteed. No liability is assumed as a result of inaccuracies or errors in such information or estimates, although all reasonable efforts have been made to confirm them.

8. Replacement cost conclusions in this report are based on the best available data available as of the effective date of this report. Replacement costs will typically increase during and after natural disasters, such as hurricanes and earthquakes, and will be affected by changing economic conditions and the availability of materials and labor, among other uncontrollable factors.

9. The acceptance of and/or use of this replacement cost valuation report constitutes acceptance of the above conditions.
10. Non-Observable Information Exclusion: In consideration of the acceptance of and/or use of this replacement cost valuation report, it is hereby understood and agreed that claims in connection with or arising out of information that is not observable or detectable without entering closed walls or digging below ground level are specifically excluded.

**CERTIFICATION:** We certify that, to the best of our knowledge and beliefs:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. That our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined replacement cost value or direction in replacement cost value that favors the cause of the client, the amount of the replacement cost value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this replacement cost valuation.
7. This replacement cost valuation report does not constitute a real estate appraisal, does not determine market value, and is not intended to be used for lending purposes.
8. A physical inspection of this property was performed on 08-06-2025.

***Prestar LLC certifies that we have a minimum of ten (10) years' experience in the field of commercial property inspections, commercial risk assessment, and commercial property replacement cost evaluations.***



**Company Name:** Prestar, LLC dba Prestar Services  
**Company Address:** 1700 66th Street North, Suite 105  
 St. Petersburg, FL 33710  
**Telephone Number:** (727) 345-8400  
**Email Address:** info@prestarservices.com



**I, Rayhl Taber-Lang, of Prestar LLC, certify that I am qualified and have over ten (10) years' experience in the field of commercial property inspections, commercial risk assessment, and commercial replacement cost valuation.**

**Signature:**  
**Date:** 08-08-2025  
**Position / Licenses:** Lead Reviewer / Appraisal Alternative Approved

**BROOKHAVEN HOMEOWNERS ASSOCIATION, INC.  
BUILDING SCHEDULE**

<b>BLDG #</b>	<b>STYLE</b>	<b>LOC ID</b>	<b>ADDRESS</b>	<b># STORIES</b>	<b># UNITS</b>	<b>NET SF</b>
1	A	POOL HOUSE	3435 HILLMOOR DRIVE	1	N/A	676.0
			<b>TOTALS</b>		<b>0</b>	<b>676.0</b>

**BROOKHAVEN HOMEOWNERS ASSOCIATION, INC.**  
**SUMMARY OF ESTIMATED REPLACEMENT COSTS - STANDARD AND FLOOD HAZARD**  
**AS OF AUGUST 8, 2025**

<b>BLDG #</b>	<b>STYLE</b>	<b>REPLACEMENT COST (FLOOD)</b>	<b>BELOW GROUND INSURANCE EXCLUSIONS</b>	<b>EXCLUDED (INSURABLE) REPLACEMENT COST (STANDARD)</b>	<b>DEPRECIATED REPLACEMENT COST (FLOOD)</b>	<b>DEPRECIATED REPLACEMENT COST (STANDARD)</b>	<b>ADD'L LAW AND ORDINANCE COVERAGE</b>
1	A	77,557	6,990	70,567	60,494	55,043	5,174
<b>BLDG TOTALS</b>		<b>77,557</b>	<b>6,990</b>	<b>70,567</b>	<b>60,494</b>	<b>55,043</b>	<b>5,174</b>
<b>OTHER TOTALS*</b>		<b>320,550</b>	<b>0</b>	<b>320,550</b>	<b>272,468</b>	<b>272,468</b>	<b>0</b>
<b>GRAND TOTALS</b>		<b>398,107</b>	<b>6,990</b>	<b>391,117</b>	<b>332,962</b>	<b>327,511</b>	<b>5,174</b>

\* See attached Amenities Listing for details if applicable.

**BROOKHAVEN HOMEOWNERS ASSOCIATION, INC.  
 COMBINED BUILDING SCHEDULE / SUMMARY OF COSTS- STANDARD AND FLOOD HAZARD  
 AS OF AUGUST 8, 2025**

<b>BLDG #</b>	<b>STYLE</b>	<b>LOC ID</b>	<b>ADDRESS</b>	<b># STORIES</b>	<b># UNITS</b>	<b>NET SF</b>	<b>TOTAL INSURABLE VALUE- FLOOD HAZARD</b>	<b>TOTAL INSURABLE VALUE- STANDARD HAZARD</b>	<b>ADD'L LAW AND ORDINANCE COVERAGE</b>
1	A	POOL HOUSE	3435 HILLMOOR DRIVE	1	N/A	676	77,557	70,567	5,174
<b>BLDG TOTALS</b>					<b>0</b>	<b>676</b>	<b>77,557</b>	<b>70,567</b>	<b>5,174</b>
<b>OTHER TOTALS*</b>							<b>320,550</b>	<b>320,550</b>	<b>0</b>
<b>GRAND TOTALS</b>							<b>398,107</b>	<b>391,117</b>	<b>5,174</b>

\* See Amenities Listing for details if applicable.

Note: Due to the rounding of each individual building replacement cost, the totals may vary slightly from the sum of the shown individual replacement costs.

**BROOKHAVEN HOMEOWNERS ASSOCIATION, INC.**  
**AMENITIES LISTING**

ITEM REQUESTED	LOCATION	DESCRIPTION	TOTAL COST
TRASH ENCLOSURES	COMMUNITY	WOOD WITH WOOD GATES	7,000
SIGNAGE	ENTRY	DIRECTIONAL, COMPOSITE (ROUTED/PAINTED) ON WOOD POSTS	550
SIGNAGE	ENTRY	SPEED LIMIT, COMPOSITE (ROUTED/PAINTED) ON WOOD POSTS	550
		<b>TOTAL COMMUNITY / ENTRY ITEMS</b>	<b>8,100</b>
DECK	RECREATION AREA	CONCRETE, TEXTURED	12,950
EQUIPMENT	RECREATION AREA	IRRIGATION SYSTEM, SUBMERSIBLE PUMP, TANK & CONTROLS	10,950
EQUIPMENT	RECREATION AREA	SHOWER STATION, WALL MOUNT 1-FIXTURE	1,650
EQUIPMENT HOUSING	RECREATION AREA	FIBERGLASS	4,950
FENCING / WALLS	RECREATION AREA	MASONRY	24,100
FENCING / WALLS	RECREATION AREA	METAL FENCING WITH MASONRY COLUMNS	168,100
FURNITURE	RECREATION AREA	BENCH (METAL)	1,400
FURNITURE	RECREATION AREA	CHAIRS (METAL/VINYL)	3,050
FURNITURE	RECREATION AREA	LOUNGERS (METAL/VINYL)	2,000
FURNITURE	RECREATION AREA	SMOKERS OUTPOST	100
FURNITURE	RECREATION AREA	TABLES, FOLDING (METAL/COMPOSITE)	150
FURNITURE	RECREATION AREA	TABLES, ROUND (METAL/COMPOSITE)	3,950
FURNITURE	RECREATION AREA	TABLES, SIDE (VINYL)	200
FURNITURE	RECREATION AREA	TRASH RECEPTICALS	1,350
FURNITURE	RECREATION AREA	UMBRELLAS W/ STAND	1,200
LIGHTING	RECREATION AREA	FLOOD, MEDIUM	700
LIGHTING	RECREATION AREA	METAL POLE WITH SINGLE FIXTURE	5,800
POOL	RECREATION AREA	IN-GROUND WITH STANDARD EQUIPMENT	65,200
SIGNAGE	RECREATION AREA	MESSAGE BOARD ON WOOD POSTS	350
SIGNAGE	RECREATION AREA	RULES, LARGE ON WOOD POSTS	500
TRASH ENCLOSURES	RECREATION AREA	WOOD WITH GATES	3,800
		<b>TOTAL RECREATION AREA ITEMS</b>	<b>312,450</b>
		<b>TOTAL REQUESTED AMENITIES</b>	<b>320,550</b>

Inspection Information			
File Number:	R-009414	Site Contact:	Rose Manoukian
Property Name:	Brookhaven HOA	Site Phone Number:	727 365 2616
Inspection Date:	08-06-2025	Date of Report:	08-08-2025
Report Information			
Insured Name:	BROOKHAVEN HOMEOWNERS ASSOCIATION, INC.	Property Address:	3435 Hillmoor Drive Palm Harbor Florida 34685
Type of Property:	HOA	Request Date	07-24-2025
Business Operations			
Insured is:	Building_Owner	Years in Operation:	40 Years 6 Months
Insured is a:	Corporation	Years at this Location:	35 Years
Occupancies / Exposures			
Building Occupancy Type(s):	Clubhouse/Poolhouse	Commercial Total Number of Units:	0
Residential - Total Number of Units:	0	Approximate Square Feet of Commercial Space:	0
Approximate Owner-Occupied Units:	0	Explain Commercial Use:	None
Approximate Units Leased Long Term (≥ 12 Months):	0	Commercial Cooking Exposure:	No
Approximate Units Rented Short Term (< 12 Months):	0	Seasonal Business, If Yes Explain:	No
Approximate Vacant Units	0	Timeshare/Hotel/Motel Use:	No
Approximate Units for Sale:	0	Any Landmarks or Historical Buildings:	No.
Area Surroundings			
	Local Area Description:	Residential	
North:	Residential	East:	Residential
South:	Residential	West:	Residential

<b>Construction</b>			
Number of Buildings:	1	Number of Stories:	1
Year Built:	1990	Total Net Square Feet:	676
Construction Quality:	Average	Net Square Feet of Key Building:	676
Construction Class (ISO):	Joisted Masonry (2)	Exterior Wall Construction:	Reinforced Masonry w/ Stucco
Mixed Construction (If Yes See Narrative):	No	Ceiling Covering:	Drywall;Paint
Interior Wall Covering:	Drywall;Paint	Common Area Floor Coverings:	Tile
Floor Construction:	Reinforced Concrete	Roof System:	Comp. Shingles
Roof Geometry:	Hipped Roof	Roof Pitch (Hipped/Gable):	Medium Pitch (7:12 - 13:12)
Roof Structure:	Wood Purlins / Trusses	Age of Roof Covering (Years):	New
Visible Roof Damage or Leaks:	No	Flashing/Drains/Gutters in Good Condition:	Yes
Elevator(s):	No	Porches/Decks:	None
If Yes, Number of Elevators and Condition:	N/A	Balconies/Walkways:	None
Fireplaces:	None	Balcony/Walkway/Porch Condition:	N/A
<b>Electrical</b>			
Service Type:	Circuit Breakers	Date of Last Service or Upgrade to Electrical:	As Needed
Date Last Rewired:	1990	Age of Wiring:	35 Years
<b>Plumbing</b>			
Type of Plumbing:	PVC;Copper	Date of Last Services or Upgrade to Plumbing:	As Needed
Evidence of Leaks:	No		
<b>HVAC</b>			
Type of Heating:	None	Is Heating Enclosed:	No
Type of Air Conditioning:	None	If Enclosed, Is Heating Vented:	N/A
HVAC Fuel:	Electric	Date of Last Service or Upgrade to HVAC:	N/A

Protections			
Adequate Number of Fire Extinguishers:	Yes	Are Fire Extinguishers Properly Tagged:	Yes
Fire Alarms:	None	Fire Alarms - How Often Tested:	N/A
Smoke Detectors:	None	Manual Pull Stations:	No
Fire Sprinkler System:	None	Sprinklers - How Often Tested:	N/A
Standpipes:	No	Areas Covered by Sprinkler System:	N/A
Fire Department:	Paid	Distance to Fire Department:	Less than Two Miles
Distance to Fire Department:	Average	Security Systems:	None
Security Guards:	None	Guard Hours:	N/A
Gated Community/Secure Building:	None	Gate Hours:	N/A
ISO Public Fire Protection Class (1-10):	2	Generator:	No
Wind Protections			
Miles to Tidal Water:	6.0	Wood Roof:	Yes
Roof Anchor:	Metal Bolts/Anchors/Straps	Tie Downs Were Verified:	By Design Documents
Roof Parapets:	No	Roof Parapets Height (Inches):	0
Cladding System:	Reinforced Masonry	Basement:	No Basement
Grade Floor Design:	Fully enclosed	Contents Vulnerability:	Average
Impact Resistant Windows/Doors?	Unknown	Hurricane Shutters:	No
Procedures for Unprotected Openings:	No	Doors and Windows Appear Properly Sealed:	Yes
Equipment on Roof:	None	Equipment on Walls:	None
Special Hazards			
Wet or Dry Rot:	None	Insect Infestation:	None
Repeated Water Damage:	None	Settling or Cracking:	None
Rusted Rebar:	None	Housekeeping Rating:	Good
Maintenance Rating:	Good	Any existing damage (If yes, add pictures):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**5 Year Loss History**

Loss 1 - Description: None noted or reported

Loss 1 - Amount: N/A

Loss 2 - Description: None noted or reported

Loss 2 - Amount: N/A

**Narrative Comments**

**Construction:**

The risk is a 1-story joisted masonry building (style A) constructed in 1990. Exterior walls are reinforced masonry with stucco and the floor is reinforced concrete. The roof is wood truss with composite shingle covering that was replaced in 2025. No overall upgrades to major systems were reported. Upgrades to interior electrical, and plumbing systems are as needed unit. The building and grounds appear to be well maintained.

**Operations:**

The insured operates the common amenities of the association at this location. There is a pool house and pool available to the residents.

**Protections:**

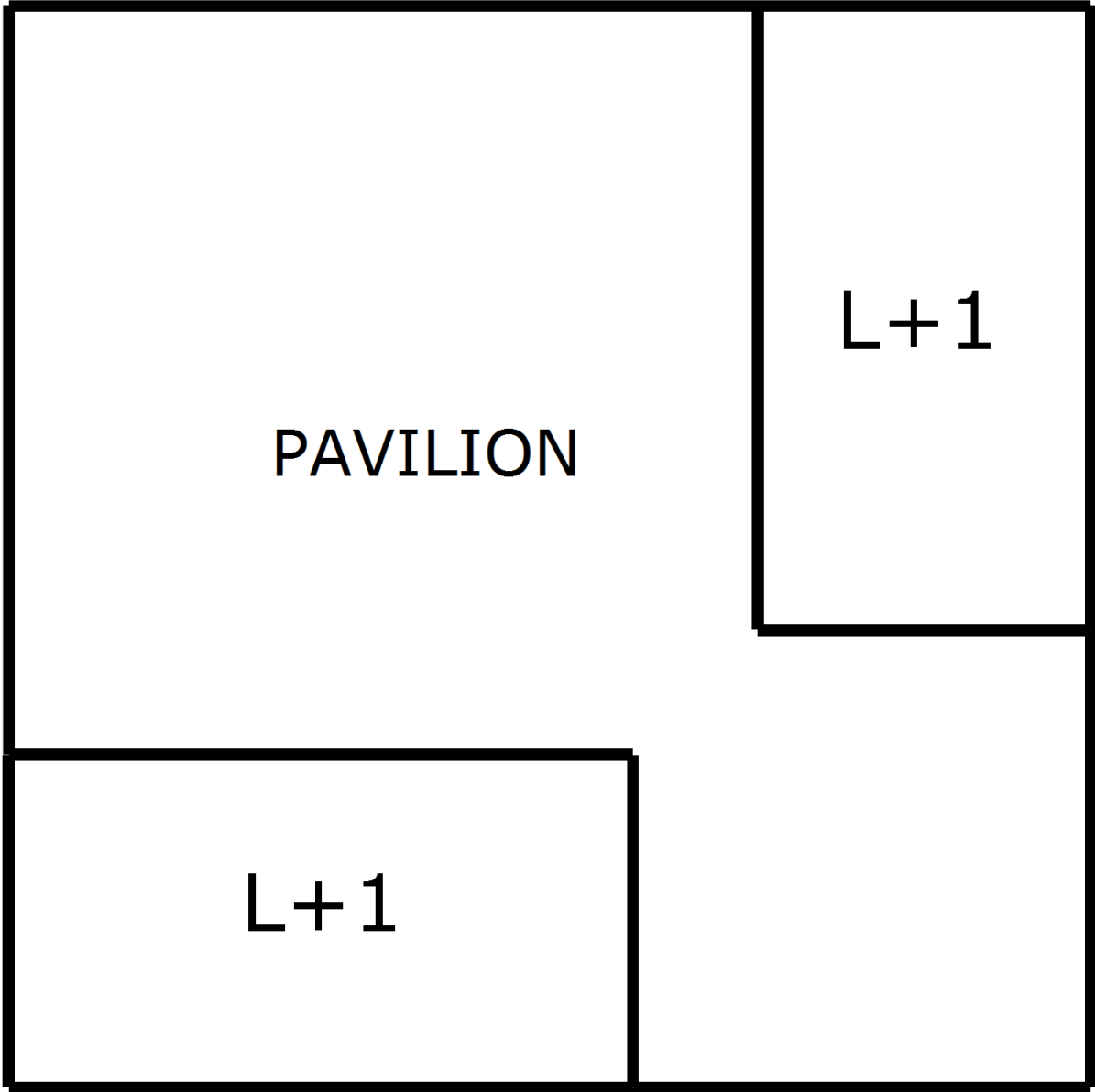
The building is not sprinklered; it is equipped with properly inspected & tagged fire extinguishers. A fire station and adequate fire hydrants are located within close proximity.

**Hazards:**

No unusual hazards were noted.

**Prior Losses:**

None reported or discovered.



# STYLE A

**VALUATION**

Valuation Number:	R-009414	Effective Date:	08/08/2025
Value Basis:	Reconstruction	Expiration Date:	08/08/2026
		Cost as of:	05/2025
		Valuation Modified Date:	08/08/2025

**BUSINESS**

Brookhaven HOA, Inc  
 3435 Hillmoor Drive  
 Palm Harbor, FL 34685 USA

**LOCATION 1 - Brookhaven HOA, Inc**

Brookhaven HOA, Inc	Climatic Region:	3 - Warm
3435 Hillmoor Drive	High Wind Region:	2 - Moderate Damage
Palm Harbor, FL 34685 USA	Seismic Zone:	1 - No Damage

**BUILDING 1 - STYLE A**

**Section 1**

**SUPERSTRUCTURE**

Occupancy:	36% Park Restroom Building	Story Height:	9 ft.
	64% Open Park Pavilion		9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	676 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:			

**Adjustments**

Depreciation:	22%	Condition:	Good
	Effective Age: 17 years		
Hillside Construction:	Degree of Slope: Flat	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

**Fees**

Architect Fees: 7% is included Overhead and Profit: 20% is included

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
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**SUPERSTRUCTURE**

Site Preparation				\$199
Foundations			\$5,630	\$4,409
Exterior			\$12,165	
Exterior Wall	100% Stucco on Masonry			
Roof			\$23,397	
Material	100% Shingles, Asphalt			
Pitch	100% Medium (8:12 to 12:12 pitch)			
Interior			\$5,891	
Mechanicals			\$23,223	\$2,381
Heating	100% None			
Cooling	100% None			
Built-ins			\$261	

<b>TOTAL RC Section 1</b>			<b>\$70,567</b>	<b>\$6,990</b>
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<b>TOTAL ACV</b>	Depreciated Cost (78%)		<b>\$55,043</b>	<b>\$5,452</b>
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<b>TOTAL RC BUILDING 1 STYLE A</b>			<b>\$70,567</b>	<b>\$6,990</b>
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<b>TOTAL ACV</b>			<b>\$55,043</b>	<b>\$5,452</b>
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	Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
<b>LOCATION TOTAL, Location 1</b>	<b>\$70,567</b>	<b>676</b>	<b>\$104</b>	<b>\$55,043</b>
	<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>	<b>Depreciated</b>
<b>VALUATION GRAND TOTAL</b>	<b>\$70,567</b>	<b>676</b>	<b>\$104</b>	<b>\$55,043</b>

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**VALUATION**

Valuation Number:	R-009414-F	Effective Date:	08/08/2025
Value Basis:	Reconstruction	Expiration Date:	08/08/2026
		Cost as of:	05/2025
		Valuation Modified Date:	08/08/2025

**BUSINESS**

Brookhaven HOA, Inc (FLOOD)  
 3435 Hillmoor Drive  
 Palm Harbor, FL 34685 USA

**LOCATION 1 - Brookhaven HOA, Inc**

Brookhaven HOA, Inc	Climatic Region:	3 - Warm
3435 Hillmoor Drive	High Wind Region:	2 - Moderate Damage
Palm Harbor, FL 34685 USA	Seismic Zone:	1 - No Damage

**BUILDING 1 - STYLE A**

**Section 1**

**SUPERSTRUCTURE**

Occupancy:	36% Park Restroom Building	Story Height:	9 ft.
	64% Open Park Pavilion		9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	676 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:			

**Adjustments**

Depreciation:	22%	Condition:	Good
	Effective Age: 17 years		
Hillside Construction:	Degree of Slope: Flat	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

**Fees**

Architect Fees: 7% is included Overhead and Profit: 20% is included

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
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**SUPERSTRUCTURE**

Site Preparation			\$199	
Foundations			\$10,040	
Exterior			\$12,165	
Exterior Wall	100% Stucco on Masonry			
Roof			\$23,397	
Material	100% Shingles, Asphalt			
Pitch	100% Medium (8:12 to 12:12 pitch)			
Interior			\$5,891	
Mechanicals			\$25,603	
Heating	100% None			
Cooling	100% None			
Built-ins			\$261	

**TOTAL RC Section 1** **\$77,557**

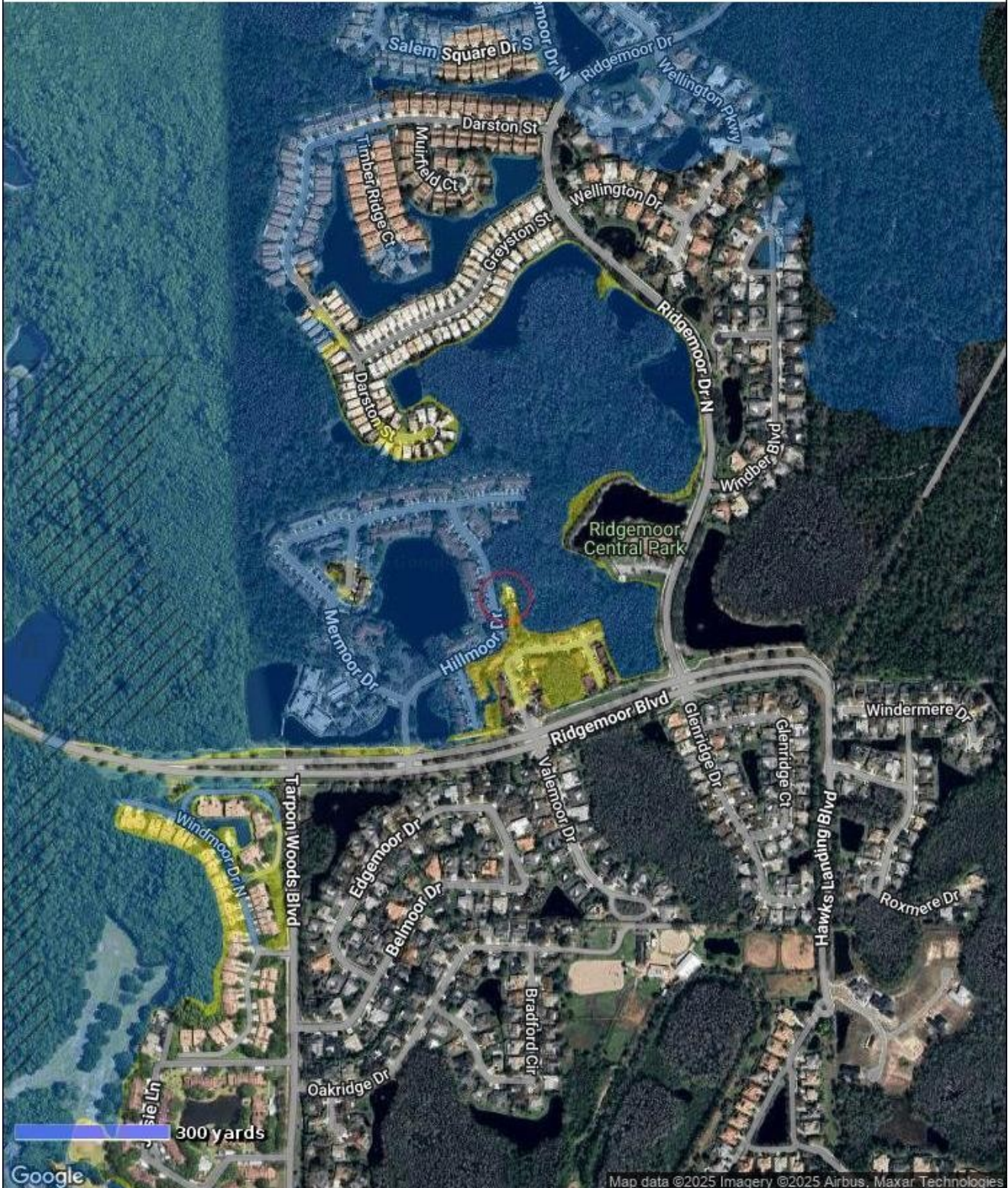
**TOTAL ACV** Depreciated Cost (78%) **\$60,494**

**TOTAL RC BUILDING 1 STYLE A** **\$77,557**

**TOTAL ACV** **\$60,494**

	Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
<b>LOCATION TOTAL, Location 1</b>	<b>\$77,557</b>	<b>676</b>	<b>\$115</b>	<b>\$60,494</b>
	<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>	<b>Depreciated</b>
<b>VALUATION GRAND TOTAL</b>	<b>\$77,557</b>	<b>676</b>	<b>\$115</b>	<b>\$60,494</b>







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**MAP DATA**

FEMA Special Flood Hazard Area: **No**  
 Map Number: **12103C0081G**  
 Zone: **X500**  
 Map Date: **September 03, 2003**  
 FIPS: **12103**

**MAP LEGEND**

- |  |   |
|--|---|
|  Areas inundated by 500-year flooding |  Protected Areas |
|  Areas inundated by 100-year flooding |  Floodway        |
|  Velocity Hazard                      |  Subject Area    |

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Photos / Buildings



Front

Photos / Buildings



Side

Photos / Buildings



Side

Photos / Buildings



Rear

Photos / Fire Protections



Fire Extinguisher

Photos / Amenities



Pool

Photos / Amenities



Deck

Photos / Amenities



Equipment Housing

Photos / Amenities



Furniture

Photos / Amenities



Furniture

Photos / Amenities



Furniture

Photos / Amenities



Fencing / Walls

Photos / Amenities



Fencing / Walls

Photos / Amenities



Lighting

Photos / Amenities



Lighting

Photos / Amenities



Irrigation System

Photos / Amenities



Trash Enclosure

Photos / Amenities



Trash Enclosure

Photos / Amenities



Signage

Photos / Amenities



Signage



Signage



Signage