



Replacement Cost Valuation

**Paradise Point Townhome Owners Association
1440 Paradise Point Dr
Navarre, FL 32566
December 17, 2024**



**www.WindstormInspections.com
(800) 469-0434**

Note to All Designated Recipients:

Questions regarding the results of this inspection can be directed to DMI customer service directly at the toll-free number above, or by writing us at commercial@dmifla.com.

Limitation of Liability: DMI's inspections are observational in nature, are limited to visible and accessible areas of the structure and any available documentation, and do not involve construction activities or destructive testing of any kind. In performing this inspection at the express request of the policyholder, agent or carrier, DMI is verifying the presence or absence of mitigation features and makes no warranty, express or implied, regarding the suitability of the structure's construction for any particular purpose. With respect to the performance of the inspection itself, DMI's liability is expressly limited to inspection fee paid.

ASSUMPTIONS AND LIMITING CONDITIONS

This Report is intended to comply with acceptable reporting requirements for insurance carriers seeking to establish an estimated replacement cost for insurance purposes. As such, it does not include full discussions of the data, reasoning and analyses that were used in the process to develop the replacement cost. Supporting documentation concerning the data, reasoning and analyses is retained in the inspector's file. The information contained in this report is exclusively for the purpose stated above, and neither DMI nor the inspector are responsible for the unauthorized use of this report, or for its use for any purpose other than the one listed above.

The liability of the inspector, DMI, or any other employees or independent contractors of DMI is limited in total to the fee collected for the preparation of this report. *The purchaser agrees that acceptance of, and/or use of, this report to obtain insurance coverage constitutes acceptance of this limitation of liability, as well as the following additional assumptions and limiting conditions:*

1. Insurable value is based upon information obtained from an inspection of the building(s). The individual and or component costs stated in this report are based on the construction/cost data published and or supplied on line by Marshall & Swift/Boeckh LLC. The information obtained from Marshall & Swift/Boeckh LLC is considered to be correct and reasonable, but is not guaranteed. No liability is assumed as a result of inaccuracies or errors in such information or estimates. No important facts or features have been intentionally withheld or overlooked. The replacement cost considered the replacement of each building (and stated attached or detached site improvements) in their entirety with costs considered to be current as of the date of the estimate. No consideration is given to land, personal property, or contents.
2. Insurable value can and does change based on the level of construction detail available to the inspector at the time of the inspection, the level of detail the inspector elects to gather, and the level of detail provided in this Report. In addition, any aspect whatsoever of construction that is estimated or assumed by the valuation software used can have a material impact on calculated replacement values. The combined impact of these factors means that no two replacement cost valuations of the same property will necessarily result in the same or similar values.
3. The inspector has provided a sketch (based on measurements taken at the on-site inspection), or copies of building plans furnished by the insured to show approximate dimensions of the improvements, and any such sketch or plans are included only to assist the reader of the report in visualizing the property and understanding the inspector's determination of its size.
4. No consideration has been given to changes in city ordinances, building codes, or other legal restrictions. Each of these will affect the final cost, and the client is advised that these items should be considered.
5. Recovery and reconstruction from widespread natural disasters such as hurricanes or flood will create abnormal shortages of labor and materials that will cause price increases by as much as 50 percent or more above normal costs prior to the event. These increases while temporary, may last for a year or more before returning to normal market conditions. The values estimated & reported herein are estimated based on normal market conditions & are considered appropriate for purposes of estimating possible amounts for insurance coverage. The Client should be aware that some or all of the estimated values as reported herein might be inadequate for reconstruction or repair in periods after a widespread natural disaster.
6. The inspector(s) is/are not required to give testimony or appear in court as a result of having made the cost analysis with reference to the property in question, unless arrangements have been previously made prior to the issuance of the report.
7. I/we have not inspected or tested the soil or subsoil and are therefore unable to report that any such part of the subject property is free from defect or in such condition as to render the subject property less valuable.
8. For the purpose of this report, I/we have assumed that there are no inadequacies, insufficiencies, or faults in the subject property, which are not easily detectable and assume no responsibility for such conditions or any inspection, which might be required to discover such conditions.
9. Information, estimates and opinions furnished to the inspector(s) contained in the report were obtained from the sources considered reliable and believed to be true and correct. However, the inspector(s) does not assume responsibility for the accuracy of such items as furnished to the inspector(s) as the inspectors have no liability to audit or detect fraud. If information independently researched by the inspector(s) or provided by the client appears on the surface to be reasonable, it is relied upon as true and correct. No in-depth investigation is made into the parties to real estate transactions. Fraud is known to be present in the real estate market and often information is withheld from inspectors in the confirmation process. The user of this report is expected to

exercise reasonable and proper due diligence and consult an attorney and such other experts as deemed necessary to make informed decisions regarding the subject property.

10. I/we reserve the right to make such adjustments to the conclusions herein reports as may be required by the consideration of additional information or more reliable data that may come available subsequent to the completion of this report. Additionally, the Effective Date of value to which the opinions expressed in this report apply, is as set out in the Cover Page and other sections of this report. The inspector(s) assumes no responsibility or liability for economic, physical, or other factors that occur subsequent to the effective date of this report.
11. Neither all, nor any part of the content of the report or copy thereof (including conclusions as to the property value, the identity of the inspector(s), reference to any professional organizations, or the firm with which the inspector(s) is/are connected), shall be used for any purposes by anyone but the client specified in the report, through advertising, public relations, news, sales, or other media, without written consent and approval of the inspector(s).
12. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the inspector(s). The inspector(s) has/have no knowledge of the existence of such materials on or in the property. The inspector(s), however, is/are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such condition, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.
13. I/we have not inspected or checked the drainage and drain tiles, or the heating, septic, sewer, air conditioning, electrical, plumbing, and other systems and are therefore unable to report that any such features or systems are free from defect. For the purpose of this report I/we have assumed that such features and systems are in good working order. I/we have not inspected or tested the soil or subsoil, or the foundation, or wood work, or framework of any structure and the parts of any structure which are covered, unexposed or inaccessible and we are therefore unable to report that any such part of the property is free from rot, beetle or other defects or is in such condition as to render the property less valuable. For the purpose of this report I/we have assumed that there are no inadequacies, insufficiencies, or faults in the property, which are not easily detectable and assume no responsibility for such conditions or for any inspection or testing which might be required to discover such conditions.
14. I/we have assumed that the subject property is and has been constructed, occupied and used in full compliance with, and without contravention of all federal, state and municipal laws and regulations, including, but not limited to, all zoning bylaws, building codes and regulations, environmental laws and regulations, health regulations and fire regulations, except only where otherwise stated. I/we have further assumed that, for any use of the subject property upon which this report is based, any and all required licenses, permits, certificates, and authorizations have been or can be obtained and renewed, except only where otherwise stated.
15. The Americans with Disabilities Act went into effect on January 26, 1992. Among other goals, this legislation is intended to eradicate discrimination regarding access to public and commercial facilities. The Act affects primarily new construction; however, if existing facilities are altered in a manner that affects the usability, the altered portion must comply with the guidelines of the Act to the maximum extent possible. The requirements of the Act are extensive and complex and it is beyond the appraiser's expertise to evaluate the effect, if any on the subject property. The value estimate herein is predicated upon the assumption that there is no significant effect on the value of the subject property by virtue of the American with Disabilities Act. No responsibility is assumed for any expertise or engineering knowledge required to evaluate such an impact. The client is urged to retain an expert in this field, if desired.
16. It is the responsibility of the client and the intended user to obtain a legal interpretation as to adherence to the appropriate statutes in regard to flood and hazard insurance.
17. This report considers the replacement cost of the structures only, and does not take into consideration the land value or if the structure represents the highest and the best use of the site. Nor does it consider if the use is legal. The conclusions are estimates based on the data available or assembled by the inspector and these conclusions are considered opinions and not facts.
18. Any inquiries concerning inclusions or exclusions of items not covered in this report/valuation must be submitted in writing within 90 days of receipt of the report. If no such inquiries are transmitted within the time period then the valuation set forth herein shall be deemed to have been acceptable to the client.

Certification

I certify that, to the best of my knowledge and belief, except otherwise noted in this report:

- > The statements of fact contained in this report are true and correct.
- > The report 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.
- > I 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.
- > I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- > My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- > My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this report.
- > As indicated below, the named inspector made the field inspection and reported the information on which our valuation is based.

Date of Inspection 12/17/2024



David J. Cliff,
Professional Engineer
PE-52211

Inspection Photos

1440 Paradise Point Dr



Units 1-6 Exterior



Units 1-6 Exterior



Units 7-11 Exterior



Units 7-11 Exterior

Inspection Photos

1440 Paradise Point Dr



Units 29-34 Exterior



Units 23-28 Exterior



Units 23-28 Exterior



Units 12-22 Exterior

Inspection Photos

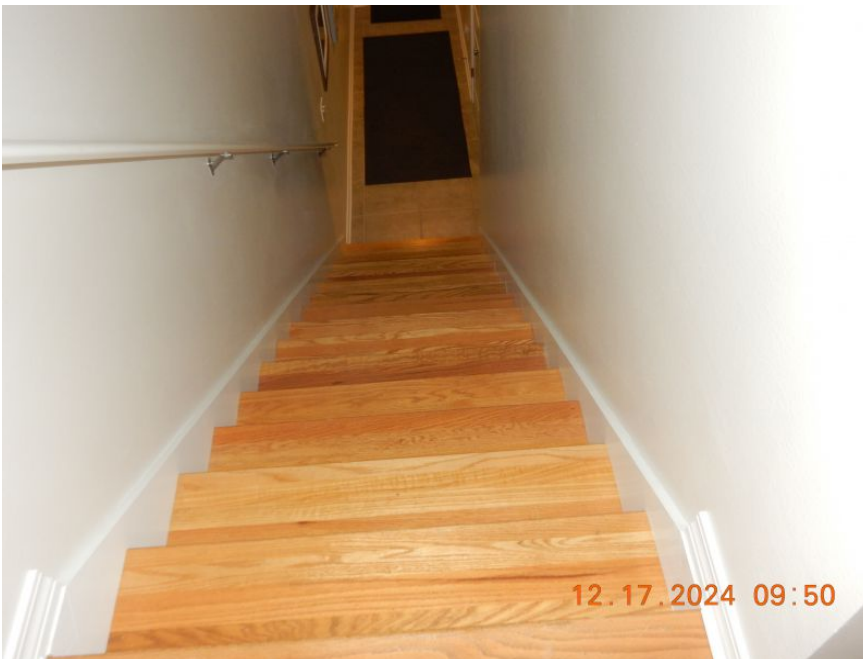
1440 Paradise Point Dr



Interior Finish



Interior Finish



Interior Finish



Interior Finish

Inspection Photos

1440 Paradise Point Dr



Interior Finish



Interior Finish



Interior Finish



Sprinklers

Inspection Photos

1440 Paradise Point Dr



Balcony



Balcony



Interior Finish



Interior Finish

Inspection Photos

1440 Paradise Point Dr



12.17.2024 09:52

Interior Finish



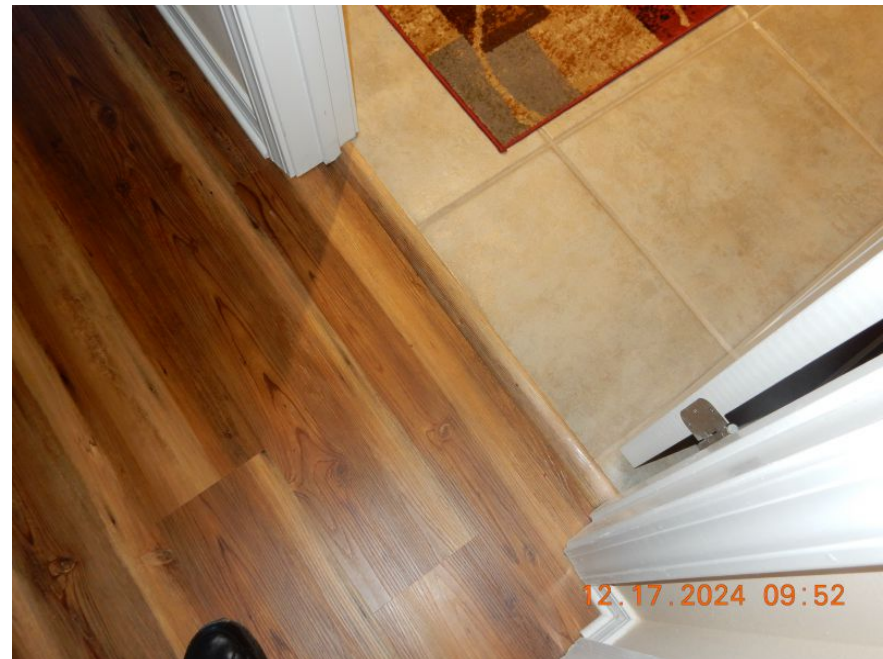
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Interior Finish



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Interior Finish



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Interior Finish

Inspection Photos

1440 Paradise Point Dr



Interior Finish



Interior Finish



Interior Finish



Interior Finish

Inspection Photos

1440 Paradise Point Dr



12.17.2024 09:56

Interior Finish



12.17.2024 09:56

Interior Finish



12.17.2024 09:57

Interior Finish



12.17.2024 09:57

Interior Finish

Inspection Photos

1440 Paradise Point Dr



Interior Finish



Interior Finish



Interior Finish



Interior Finish

Inspection Photos

1440 Paradise Point Dr



Interior Finish



Interior Finish



Dock



Pool Area

Inspection Photos

1440 Paradise Point Dr



2024:12:17 10:40:43

Roof Cover



12.17.2024 09:27

POOL

Citizens Property Insurance Corporation

Minimum Requirements for Non-licensed Commercial Residential and Commercial Nonresidential Inspections/Valuations

Certification

Name of the firm or key personnel completing the inspection/valuation:

Don Meyler Inspections

I, David Cliff, PE, certify that I, or the entity listed above, have/has at least three years experience in the field of commercial property inspections, commercial risk assessment, and commercial property replacement cost evaluation.

Date 12/17/2024 Position Professional Engineer

License # (if applicable): P.E.52211

Property

Property Owner's Name Paradise Point Townhome Owners Association

Property Address 1440 Paradise Point Dr

City Navarre

State, Zip FL 32566

Valuation Requirements

- Inspections must include an estimate of the replacement cost for every structure to be covered.
- The method used to determine the cost of rebuilding the structures must be the current version of the calculation system. The system and version must be clearly indicated on the valuation documentation.
- Inspections must also include clear photographs of any building and ancillary structure the applicant/policyholder wishes to insure:
 - Main structure
 - Pools
 - Docks, etc.
- If multiple buildings are identical, or nearly so, representative photographs may be used.
- Photographs of any existing damage must also be included.

Valuation Information

- Year of construction See Summary
- Total number of units 34
- Number of owner-occupied units All
- Number of units rented on a long-term lease of 12 months or more 0
- Number of units rented on a daily, weekly, or monthly basis 0
- Number of units with time share occupancy 0
- What is the distance to tidal water? 1500 ft

To be completed for each building

Identify the building being inspected Townhouse

Total square footage See Summary

What is the overall condition of the structure? Excellent Good Fair Poor

Give a detailed description of the following characteristics:

- Year of construction See Summary
- Number of stories 3
- Size of units 3b3b
- Construction analysis of the:
 - Floors Wood
 - Walls Stucco on Masonry and Vinyl Siding
 - Roof Wood
- Common area floor coverings None
- Foundation type See Summary
- Roof type Asphalt Shingles
- Roof shape Other Roof
- Any customized features and materials (e.g. custom countertops, marble tile, etc)
None
- Diagram of square footage on a separate page

Give a detailed description and condition of the following items:

- Fire places None
- Porches None
- Decks Frame (good condition)
- Balconies Frame (good condition)

List the type and condition of all ancillary structures on the property, including buildings, pools, etc.
Pool, fence, dock (good condition)

Are there any business exposures?

Yes No

If Yes, describe the exposure and square footage of the area. N/A

Are there any cooking exposures beyond what would normally be expected in a residential unit?

Yes ☒ No

If Yes, describe the exposure.

N/A

Describe any other property or liability hazards None

Building Info per Property Appraiser

Bldg #1	Total Area (sf)	Heat (sf)	Gar. (sf)	TH Area (sf)	Porch (sf)	Year	Fire Sprinkler	Foundation
1	3140	2288	292	2580	560	2006	Yes	Pier
2	2826	2030	292	2322	504	2006	Yes	Pier
3	2826	2030	292	2322	504	2006	Yes	Pier
4	2826	2030	292	2322	504	2006	Yes	Pier
5	2826	2030	292	2322	504	2006	Yes	Pier
6	3140	2288	292	2580	560	2006	Yes	Pier
Total	17584	12696	1752	14448	3136			

Bldg #2	Total Area (sf)	Heat (sf)	Gar. (sf)	TH Area (sf)	Porch (sf)	Year	Fire Sprinkler	Foundation
7	2604	1800	360	2160	444	1983	No	Slab
8	2748	1800	360	2160	336	1983	No	Slab
9	2604	1800	360	2160	336	1983	No	Slab
10	2604	1800	360	2160	336	1983	No	Slab
11	2604	1800	360	2160	336	1983	No	Slab
Total	13164	9000	1800	10800	1788			

Bldg #3	Total Area (sf)	Heat (sf)	Gar. (sf)	TH Area (sf)	Porch (sf)	Year	Fire Sprinkler	Foundation
12	2604	1800	360	2160	444	1983	No	Slab
13	2604	1800	360	2160	444	1983	No	Slab
14	2604	1800	360	2160	444	1983	No	Slab
15	2604	1800	360	2160	444	1983	No	Slab
16	2604	1800	360	2160	444	1983	No	Slab
Total	13020	9000	1800	10800	2220			

Bldg #4	Total Area (sf)	Heat (sf)	Gar. (sf)	TH Area (sf)	Porch (sf)	Year	Fire Sprinkler	Foundation
17	2604	1800	360	2160	444	2002	Yes	Pier
18	2604	1800	360	2160	444	2002	Yes	Pier
19	2604	1800	360	2160	444	2002	Yes	Pier
20	2604	1800	360	2160	444	2002	Yes	Pier
21	2604	1800	360	2160	444	2002	Yes	Pier
22	2604	1800	360	2160	444	2002	Yes	Pier
Total	15624	10800	2160	12960	2664			

Building Info per Property Appraiser

Bldg #5 Total Area (sf) Heat (sf) Gar. (sf) TH Area (sf) Porch (sf) Year Fire Sprinkler Foundation

23	2604	1800	360	2160	444	1983	No	Slab
24	2604	1800	360	2160	336	1983	No	Slab
25	2604	1800	360	2160	336	1983	No	Slab
26	2604	1800	360	2160	336	1983	No	Slab
27	2604	1800	360	2160	336	1983	No	Slab
28	2604	1800	360	2160	336	1983	No	Slab

Total	15624	10800	2160	12960	2124			
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Bldg #6 Total Area (sf) Heat (sf) Gar. (sf) TH Area (sf) Porch (sf) Year Fire Sprinkler Foundation

29	2718	1976	292	2268	450	2006	Yes	Pier
30	2416	1768	248	2016	112	2006	Yes	Pier
31	2416	1768	248	2016	112	2006	Yes	Pier
32	2416	1768	248	2016	112	2006	Yes	Pier
33	2416	1768	248	2016	112	2006	Yes	Pier
34	2718	2020	248	2268	126	2006	Yes	Pier

Total	15100	11068	1532	12600	1024			
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Replacement Cost Summary



Location	Units	Area (sf)	Replacement Cost	Exclusion	Flood Value
Paradise Point Townhome Owners Association					
BUILDING 1 Units 1-6	6	14,448	\$2,012,407	\$84,228	\$2,096,635
BUILDING 2 Units 7-11	5	10,800	\$1,372,427	\$66,828	\$1,439,255
BUILDING 3 Units 12-16	5	10,800	\$1,460,829	\$66,828	\$1,527,657
BUILDING 4 Units 17-22	6	12,960	\$1,801,069	\$77,172	\$1,878,241
BUILDING 5 Units 23-28	6	12,960	\$1,620,644	\$77,172	\$1,697,816
BUILDING 6 Units 29-34	6	12,600	\$1,730,600	\$75,244	\$1,805,844
Location Additions Value			\$178,660	\$0	\$0
Total Cost			\$10,176,636	\$447,472	\$10,445,448

Refer to Valuation Detailed Report for all Costs

VALUATION

Valuation Number:	ESTIMATE-0002542	Effective Date:	12/17/2024
Value Basis:	Reconstruction	Expiration Date:	12/17/2025
		Estimate Expiration Date:	03/17/2025
		Cost as of:	11/2024
		Valuation Modified Date:	12/23/2024

BUSINESS

Paradise Point Townhome Owners Association
1440 PARADISE POINT DR
NAVARRE, FL 32566 USA

LOCATION 1 – Paradise Point Townhome Owners Association

Paradise Point Townhome Owners Association
1440 PARADISE POINT DR
NAVARRE, FL 32566 USA

Location Adjustments

Climatic Region:	3 – Warm
High Wind Region:	2 – Moderate Damage
Seismic Zone:	1 – No Damage

BUILDING 1 – Units 1-6

Section 1

SUPERSTRUCTURE

Occupancy:	100% Row House	Story Height:	9 ft.
Construction Type:	75% Masonry (ISO 2) 25% Frame (ISO 1)	Number of Stories:	3
Gross Floor Area:	14,448 sq.ft.	Irregular Adjustment:	Irregular
Construction Quality:	2.0 – 2.0 – Average		
Year Built:	2006		

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

The commercial contents values CoreLogic publishes in this report are estimates only and should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

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Policy Number: ESTIMATE-0002542

12/23/2024

SUBSTRUCTURE

Other:	Stilts, Concrete/Steel	2,800 sq.ft.
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Adjustments

Hillside Construction:	Degree of Slope: Level	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				\$1,301
Foundations			\$33,255	\$39,571
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$422,418	
Framing				
Exterior Wall				
Exterior Wall	33% Stucco on Masonry			
	67% Siding, Vinyl			
Structural Floor				
Roof			\$100,142	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$454,690	
Floor Finish	65% Carpet			
	10% Concrete Sealer or Topping			
	25% Tile, Ceramic			
Ceiling Finish				

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12/23/2024

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Partitions				
Length				
Structure				
Finish				
Mechanicals			\$721,077	\$43,356
Heating	88% Forced Warm Air			
Cooling	88% Forced Cool Air			
Fire Protection	100% Sprinkler System			
	100% Automatic Fire Alarm System			
Plumbing				
Electrical				
Elevators				
Built-ins			\$121,456	
SUBSTRUCTURE				
Stilts, Concrete/Steel			\$91,200	
Structural Floor				
Framing				
Built-ins				
SUBTOTAL RC			\$1,944,238	\$84,228
ADDITIONS				
Building Items			\$68,169	
Total Additions			\$68,169	
TOTAL RC Section 1			\$2,012,407	\$84,228

TOTAL RC BUILDING 1 Units 1-6	\$2,012,407	\$84,228
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BUILDING 2 - Units 7-11**Section 1****SUPERSTRUCTURE**

Occupancy:	100% Row House	Story Height:	9 ft.
		Number of Stories:	2

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Policy Number: ESTIMATE-0002542

12/23/2024

Construction Type:	75% Masonry (ISO 2) 25% Frame (ISO 1)	Number of Stories:	3
Gross Floor Area:	10,800 sq.ft.	Irregular Adjustment:	Irregular
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	1983		

Adjustments

Hillside Construction:	Degree of Slope: Level	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				\$973
Foundations			\$24,858	\$33,839
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$343,767	
Framing				
Exterior Wall				
Exterior Wall	33% Stucco on Masonry 67% Siding, Vinyl			
Structural Floor				
Roof			\$79,902	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$340,692	
Floor Finish	60% Carpet			

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Detailed Report
Replacement Cost Estimate

Policy Number: ESTIMATE-0002542

12/23/2024

SUMMARY OF COSTS		User Provided	System Provided	Reconstruction	Exclusion
		15% Concrete Sealer or Topping			
		25% Tile, Ceramic			
	Ceiling Finish				
	Partitions				
	Length				
	Structure				
	Finish				
	Mechanicals			\$453,551	\$32,016
	Heating	83% Forced Warm Air			
	Cooling	83% Forced Cool Air			
	Fire Protection				
	Plumbing				
	Electrical				
	Elevators				
	Built-ins			\$90,789	
SUBTOTAL RC				\$1,333,560	\$66,828
ADDITIONS					
	Building Items			\$38,867	
Total Additions				\$38,867	
TOTAL RC Section 1				\$1,372,427	\$66,828
TOTAL RC BUILDING 2 Units 7-11				\$1,372,427	\$66,828

BUILDING 3 - Units 12-16

Section 1

SUPERSTRUCTURE

Occupancy:	100% Row House	Story Height:	9 ft.
Construction Type:	75% Masonry (ISO 2)	Number of Stories:	3
	25% Frame (ISO 1)		
Gross Floor Area:	10,800 sq.ft.	Irregular Adjustment:	Irregular

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

The commercial contents values CoreLogic publishes in this report are estimates only and should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

Policy Number: ESTIMATE-0002542

12/23/2024

Construction Quality: 2.0 - 2.0 - Average

Year Built: 1983

Adjustments

Hillside Construction:	Degree of Slope: Level	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
SUPERSTRUCTURE					
Site Preparation					\$973
Foundations				\$24,858	\$33,839
Foundation Wall					
Interior Foundations					
Slab On Ground					
Exterior				\$343,767	
Framing					
Exterior Wall					
Exterior Wall	33% Stucco on Masonry				
	67% Siding, Vinyl				
Structural Floor					
Roof				\$79,902	
Material	100% Shingles, Asphalt				
Pitch	100% Low (2:12 to 6:12 pitch)				
Interior				\$340,692	
Floor Finish	60% Carpet				
	15% Concrete Sealer or Topping				
	25% Tile, Ceramic				
Ceiling Finish					

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Policy Number: ESTIMATE-0002542

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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Partitions				
Length				
Structure				
Finish				
Mechanicals			\$532,563	\$32,016
Heating	83% Forced Warm Air			
Cooling	83% Forced Cool Air			
Fire Protection	100% Sprinkler System			
	100% Automatic Fire Alarm System			
Plumbing				
Electrical				
Elevators				
Built-ins			\$90,789	
SUBTOTAL RC			\$1,412,572	\$66,828
ADDITIONS				
Building Items			\$48,257	
Total Additions			\$48,257	
TOTAL RC Section 1			\$1,460,829	\$66,828
TOTAL RC BUILDING 3 Units 12-16			\$1,460,829	\$66,828

BUILDING 4 - Units 17-22**Section 1****SUPERSTRUCTURE**

Occupancy:	100% Row House	Story Height:	9 ft.
Construction Type:	75% Masonry (ISO 2)	Number of Stories:	3
	25% Frame (ISO 1)		
Gross Floor Area:	12,960 sq.ft.	Irregular Adjustment:	Irregular
Construction Quality:	2.0 - 2.0 - Average		

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Year Built: 2002

SUBSTRUCTURE

Other: Stilts, Concrete/Steel 2,268 sq.ft.

Adjustments

Hillside Construction:	Degree of Slope: Level	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				\$1,167
Foundations			\$29,830	\$37,318
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$390,896	
Framing				
Exterior Wall				
Exterior Wall	33% Stucco on Masonry			
	67% Siding, Vinyl			
Structural Floor				
Roof			\$91,987	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$406,595	
Floor Finish	60% Carpet			
	15% Concrete Sealer or Topping			
	25% Tile, Ceramic			

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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Ceiling Finish				
Partitions				
Length				
Structure				
Finish				
Mechanicals			\$641,032	\$38,686
Heating	83% Forced Warm Air			
Cooling	83% Forced Cool Air			
Fire Protection	100% Sprinkler System			
	100% Automatic Fire Alarm System			
Plumbing				
Electrical				
Elevators				
Built-ins			\$108,947	
SUBSTRUCTURE				
Stilts, Concrete/Steel			\$73,872	
Structural Floor				
Framing				
Built-ins				
SUBTOTAL RC			\$1,743,160	\$77,172
ADDITIONS				
Building Items			\$57,909	
Total Additions			\$57,909	
TOTAL RC Section 1			\$1,801,069	\$77,172
TOTAL RC BUILDING 4 Units 17-22			\$1,801,069	\$77,172

BUILDING 5 - Units 23-28**Section 1****SUPERSTRUCTURE**

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Policy Number: ESTIMATE-0002542

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Occupancy:	100% Row House	Story Height:	9 ft.
Construction Type:	75% Masonry (ISO 2) 25% Frame (ISO 1)	Number of Stories:	3
Gross Floor Area:	12,960 sq.ft.	Irregular Adjustment:	Irregular
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	1983		

Adjustments

Hillside Construction:	Degree of Slope: Level	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				\$1,167
Foundations			\$29,830	\$37,318
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$390,896	
Framing				
Exterior Wall				
Exterior Wall	33% Stucco on Masonry			
	67% Siding, Vinyl			
Structural Floor				
Roof			\$91,987	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$406,595	

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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Floor Finish	60% Carpet			
	15% Concrete Sealer or Topping			
	25% Tile, Ceramic			
Ceiling Finish				
Partitions				
Length				
Structure				
Finish				
Mechanicals			\$546,218	\$38,686
Heating	83% Forced Warm Air			
Cooling	83% Forced Cool Air			
Fire Protection				
Plumbing				
Electrical				
Elevators				
Built-ins			\$108,947	
SUBTOTAL RC			\$1,574,474	\$77,172
ADDITIONS				
Building Items			\$46,170	
Total Additions			\$46,170	
TOTAL RC Section 1			\$1,620,644	\$77,172
TOTAL RC BUILDING 5 Units 23-28			\$1,620,644	\$77,172

BUILDING 6 - Units 29-34**Section 1****SUPERSTRUCTURE**

Occupancy:	100% Row House	Story Height:	9 ft.
Construction Type:	75% Masonry (ISO 2)	Number of Stories:	3
	25% Frame (ISO 1)		

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Gross Floor Area:	12,600 sq.ft.	Irregular Adjustment:	Irregular
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	2006		

SUBSTRUCTURE

Other:	Stilts, Concrete/Steel	2,400 sq.ft.
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Adjustments

Hillside Construction:	Degree of Slope: Level	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				\$1,135
Foundations			\$29,002	\$36,757
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$383,163	
Framing				
Exterior Wall				
Exterior Wall	33% Stucco on Masonry			
	67% Siding, Vinyl			
Structural Floor				
Roof			\$89,995	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$396,598	
Floor Finish	62% Carpet			

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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
	13% Concrete Sealer or Topping			
	25% Tile, Ceramic			
Ceiling Finish				
Partitions				
Length				
Structure				
Finish				
Mechanicals			\$625,491	\$37,352
Heating	88% Forced Warm Air			
Cooling	88% Forced Cool Air			
Fire Protection	100% Sprinkler System			
	100% Automatic Fire Alarm System			
Plumbing				
Electrical				
Elevators				
Built-ins			\$105,921	
SUBSTRUCTURE				
Stilts, Concrete/Steel			\$78,172	
Structural Floor				
Framing				
Built-ins				
SUBTOTAL RC			\$1,708,340	\$75,244
ADDITIONS				
Building Items			\$22,259	
Total Additions			\$22,259	
TOTAL RC Section 1			\$1,730,600	\$75,244
TOTAL RC BUILDING 6 Units 29-34			\$1,730,600	\$75,244
			Reconstruction	Sq.Ft.
			\$/Sq.Ft.	

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Valuation Detailed Report
Replacement Cost Estimate

Policy Number: ESTIMATE-0002542

12/23/2024

LOCATION SUBTOTAL (All Buildings)	\$9,997,976	74,568	\$134
LOCATION ADDITIONS			
Equipment	\$73,000		
Site Improvements	\$62,160		
Custom Items			
Pool Deck and Fence	\$35,000		
Pool Equipment Shelter	\$8,500		
Location Additions Value	\$178,660		
LOCATION TOTAL, Location 1	\$10,176,636	74,568	\$136
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$10,176,636	74,568	\$136

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Valuation Detailed Report

Replacement Cost Estimate

EQUIPMENT REPORT

Policy Number: ESTIMATE-0002542

12/23/2024

VALUATION

Valuation Number:	ESTIMATE-0002542	Effective Date:	12/17/2024
Value Basis:	Reconstruction	Expiration Date:	12/17/2025
		Estimate Expiration Date:	03/17/2025
		Cost as of:	11/2024
		Valuation Modified Date:	12/23/2024

BUSINESS

Paradise Point Townhome Owners Association
1440 PARADISE POINT DR
NAVARRE, FL 32566 USA

LOCATION 1 - Paradise Point Townhome Owners Association

Paradise Point Townhome Owners Association
1440 PARADISE POINT DR
NAVARRE, FL 32566 USA

Equipment: Building items and site improvements

Replacement

Depreciated

Building 1, Section 1

Building Items

Balconies

(1) Balconies, Wood frame

\$68,169

\$68,169

Building 2, Section 1

Building Items

Balconies

(1) Balconies, Wood frame

\$38,867

\$38,867

Building 3, Section 1

Building Items

Balconies

(1) Balconies, Wood frame

\$48,257

\$48,257

Building 4, Section 1

Building Items

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Policy Number: ESTIMATE-0002542

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Equipment: Building items and site improvements

	Replacement	Depreciated
Balconies		
(1) Balconies, Wood frame	\$57,909	\$57,909
Building 5, Section 1		
Building Items		
Balconies		
(1) Balconies, Wood frame	\$46,170	\$46,170
Building 6, Section 1		
Building Items		
Balconies		
(1) Balconies, Wood frame	\$22,259	\$22,259
LOCATION 1 Additions		
Custom Items		
(1) Pool Deck and Fence	\$35,000	\$35,000
(1) Pool Equipment Shelter	\$8,500	\$8,500
Equipment		
Marinas		
(1) Piers, Treated wood piles	\$73,000	\$73,000
Site Improvements		
Swimming Pools		
(1) Cast-in-place concrete or gunite sprayed-on concre, 800 SF Water Surface Area	\$62,160	\$62,160
LOCATION 1 - Paradise Point Townhome Owners Association	\$460,291	\$460,291
TOTAL		
TOTAL	\$460,291	\$460,291

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