

**INSURANCE VALUATION**  
OF  
**THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.**



**LOCATED AT**  
1600 WOODLAND RD.  
ROCKLEDGE, FL 32955

**FOR**  
THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.  
1600 WOODLAND RD.  
ROCKLEDGE, FL 32955

**OPINION OF VALUE**  
\$6,477,000\*

**AS OF**  
OCTOBER 21, 2023

**BY**  
INSPECTION FIRM OF FLORIDA, LLC  
1393 HAILEY ST  
WEST MELBOURNE, FL 32904  
(321)212-8957  
F(775)261-1747  
mweekly@insfirmfla.com

**INSURANCE VALUATION**

**OF**

**THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.**

**LOCATED AT**

**1600 WOODLAND RD.  
ROCKLEDGE, FL 32955**

**PREPARED FOR**

**THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.  
1600 WOODLAND RD.  
ROCKLEDGE, FL 32955**

**DATE OF VALUATION: OCTOBER 21, 2023**

**PREPARED BY  
THE INSPECTION FIRM OF FLORIDA, LLC.  
1393 HAILEY ST  
WEST MELBOURNE, FL 32904  
Phone (321) 212-8957 Fax (775) 261-1747**

**LOG NO. ATA-10212023**

**THE INSPECTION FIRM OF FLORIDA, LLC.  
1393 Hailey St.  
West Melbourne, FL 32904  
(321) 212-8957  
(775) 261-1747**

**October 21, 2023**

**Re: The Oaks of Country Club Condominium Association, Inc.  
1600 Woodland Rd.  
Rockledge, FL 32955**

**Dear Board,**

**The Oaks of Country Club Condominium was constructed in 1986, and is comprised of thirty-six (36) residential units in two (2) buildings. The condominium buildings are of concrete block construction, with a rank of average and a height of 9.0. The buildings have a gable roof system with a shingle covering, and wood under decking. The exterior walls are concrete block, with a paint finish. There are four types of units: eight (8) 1,050 sq. ft. units, four (4) 1,330 sq. ft. units, sixteen (16) 1,415 sq. ft. units, and eight (8) 1,426 sq. ft. units. There are three (3) detached carport structures; two (2) six (6) car structures, and one (1) twenty-four (24) car structure. The development has one (1) pool restroom building, one (1) pool, and one (1) hot tub. The building and grounds are adequately maintained, and no deferred maintenance is applicable. The development is considered to be in average condition.**

**The purpose of this report is to estimate the insurable value of the subject development as of the valuation date. The date of this valuation is October 21, 2023. The intended users are the subject: The Oaks of Country Club Condominium Association, Inc., the property management company, and the insurer.**

**The function of this valuation is to assist the owners in obtaining adequate insurance coverage to protect the condo association/owners in the event of catastrophic damage to the development. The insurable value must be sufficient to replace the existing buildings with comparable ones. Insurance value is not market value.**

**This valuation was generated in order to estimate the entire insurable value of the subject development, and the numbers that follow are considered with a complete replacement of the entire development. Insurable value represents today's replacement cost at a 100% loss. This includes building exterior walls, roof structure, doors, windows, HVAC, electric, flooring, kitchen, and plumbing infrastructure. This does not include a cost for debris removal.**

To estimate Insurance Value, Replacement Cost New is provided by the Marshall & Swift Commercial Building Cost Estimator program. The Marshall & Swift Commercial Cost Estimator is highly regarded in the insurance industry. It utilizes nationwide building cost data per property type, and factors in regional and cost multipliers to reflect local building cost trends. Hard and soft costs are reflected in a blended cost utilized by the inspector. The Marshall & Swift price per square foot estimate includes a standard interior finish appropriate for each class of building.

The ranking of standard was used in this Marshall and Swift report. This ranking and quality are the opinion of the specialist and was chosen due to the quality of construction and the materials used. Determining construction quality involves observing the quality of the building materials, the quality of workmanship, and the quality and complexity of the design. Construction quality involves a combination of quality materials, workmanship, quality design, and complexity. The Oaks of Country Club Condominium Association, Inc. was built with quality workmanship and materials, and the development has the design and complexity of an average rated condominium.

For the purpose of this analysis, we will be using "Florida Condominium w/o Interior Finishes" style pricing for the hazard value, and individual unit exclusions will not be calculated. This pricing should be used when state regulations or insurance policies require the condominium association to be responsible for many of the interior components that have been included. For the electrical, all of the wiring running within the walls is included, but fixtures are not. The same is true for the plumbing. Hot and cold water pipes run within the walls or below the slab, along with sewer and ventilation stacks are included. However, no water heaters, sinks, showers, or toilets are included, besides those located in the common areas. All interior partition walls are framed, dry walled, and primed, but they lack any paint or other coverings offered within the program. This occupancy includes heat and air conditioning. Omitted from this occupancy are any cabinets, fixtures, and/or appliances.

It must be noted that the hazard insurable values set forth in this valuation include all of the attached interior finishes for the common buildings. The following is a list of the components which the condominium association is not responsible for insuring and will not be represented in the estimated hazard insurable values.

- Any floor finishes, such as carpet, tile, vinyl or wood within the common unit.
- Any ceiling finishes such as paint or sprayed finishes within the common unit.
- Any wall finishes such as paint, wallpaper or ceramic tile within the common unit.

- Any electrical fixtures, appliances, water heaters or built-in cabinets within the common unit.

-Any exterior business signs which are removable.

Based upon our investigation, inspection of the property and our research, it is our opinion, that as of the valuation date, October 21, 2023 the insurance value of the subject property is:

**SIX MILLION, FOUR HUNDRED & SEVENTY-SEVEN THOUSAND DOLLARS**  
**(\$6,477,000)\***

<u>Summary Of Costs</u>	<u>Replacement</u>
Exterior	\$513,419
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof	
Interior	\$505,086
Floor Finish, Ceiling Finish, Partitions	
Mechanicals	\$516,493
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators	
Built-ins	\$153,086
Balconies	\$112,140
4101-4206 BUILDING	\$1,800,224*
Carports (2)	\$80,580
HAZARD GRAND TOTAL	\$1,880,804*

<u>Summary Of Costs</u>	<u>Replacement</u>
Exterior	\$1,124,827
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof	
Interior	\$1,264,651
Floor Finish, Ceiling Finish, Partitions	
Mechanicals	\$1,326,015
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators	
Built-ins	\$379,892
Balconies	\$190,638
8101-8216 BUILDING	\$4,247,919*
Carport (1)	\$152,534
HAZARD GRAND TOTAL	\$4,438,557*

Pool Fencing	\$13,898
Pool Restroom	\$18,908
Hot Tub	\$17,201
Swimming Pools	\$107,156
HAZARD GRAND TOTAL	\$6,476,524*
FLOOD GRAND TOTAL	\$8,455,162*

**This insurance valuation represents an estimate of the replacement cost for determining insurable value. It is not the intent of this valuation report to comply with the Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Foundation. This report does comply with competency provisions provided by the insurance company and has been completed to the requirements of the insurer. Insurance valuation reports are not an appraisal.**

**The intended use is not for determining market value and there is no consideration, or extraction of the land used in this type of report. Insurance valuation reports are acceptable for insurance purposes only.**

**Information, data, estimates, and the opinions expressed and/or presented in this report are derived from 360-Value or MSB BVS, replacement costs software(s) required by commercial condominium insurance providers.**

**Due to this fact, 360-Value & MSB BVS are considered to be reliable, accurate, truthful, and correct. Neither the specialist nor this firm accepts responsibility for the accuracy of the data that was required and provided by other parties. With regard to the subject property, all due diligence was employed in estimating the subject's insurance value. In the final analysis, Xactimate and a cost approach were utilized. Xactimate and the cost approach are used exclusively when estimating the insurance value of buildings, with no consideration of the land.**

**Due to frequent changes in the costs affiliated with labor, materials, development, and overall construction cost, the final cost and information provided is an estimate as of the valuation date. The information provided within this estimate was obtained through a variety of additional resources such as the Brevard County Property Appraiser website, the Brevard County MLS, GeoEstimator, and Xactimate.**

**As of the date of this report, Michael E. Weekly has completed the requirements under the continuing education programs of the State of Florida, Texas, and Connecticut. We do not authorize the out-of-context quoting from or partial reprinting of this valuation report. Further, neither all/nor any part of this valuation report shall be disseminated to the general public. This report cannot be used by the media for public communication without the prior written consent of The Inspection Firm of Florida, LLC, nor can this report be distributed to any other inspection, appraisal, or valuation company.**

The use of this report is strictly confidential, and solely for obtaining commercial insurance, as required by the client. Michael E. Weekly is a Registered Florida Department of Insurance (FDI) All Lines Adjuster, Texas Department of Insurance (TDI) All Lines Adjuster, FDI Certificate No. P175737, TDI Certificate No. 1475317. Michael E. Weekly is a certified Residential Home Inspector, and a certified Wind Mitigation Specialist FHI Certificate No. HI781. Michael E. Weekly is a member of the IICRC.

Michael E. Weekly has completed the state of Florida, Texas, and Connecticut continuing education requirements through 11/30/2023. Michael Weekly is 360-Value, MSB\_BVS certified, and Xactimate certified. This valuation is not contingent on a predetermined value.

This valuation is not contingent on a predetermined value. The function of the valuation is for the internal purposes of the client (The Oaks of Country Club Condominium Association, Inc.) and to assist with obtaining adequate insurance coverage for the overall development/project.

Respectfully submitted,

The Inspection Firm of Florida, LLC



Michael E. Weekly  
Manager  
The Inspection Firm of Florida, LLC  
FDI Certificate No. P175737  
FHI Certificate No. HI781  
TDI Certificate No. 147531

**Requirements for Commercial/Residential Inspections/Valuations**

**I, Michael Weekly, certify that I have at least three years experience in the field of commercial property inspections, commercial risk assessment, and commercial property replacement cost evaluations.**

**I, Michael Weekly, certify that I, and The Inspection Firm Of Florida, LLC. have at least three years experience in the field of commercial property inspections, commercial risk assessment, and commercial property replacement cost evaluations for Citizens Property Insurance.**

**Michael Weekly has completed commercial and residential insurance claim and construction work following the below mentioned catastrophes & companies:**

**Hurricane Ike USAA, GeoVera, Homewise**

**Hurricane Charlie Citizens, USAA, Foremost**

**Tropical Storm Fae USAA**

**Hurricane Katrina State Farm, Allstate, Homewise**

**Hurricane Francis USAA**

**Hurricane Irene GeoVera, Kemper, Church Mutual**

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

**Inspection Firm Of Florida, LLC**

**Filing Information**

**Florida Limited Liability Company Inspection Firm Of Florida, LLC**

**Filing Information**

**FEI/EIN Number N/A**

**Date Filed 01/05/2012 State FL Status ACTIVE**

**Effective Date 01/09/2012**

**Date: 01/9/2012 Position: Manager/Adjuster/Inspector**

**Name: WEEKLY, MICHAEL E**

**1393 Hailey St.**

**West Melbourne, FL 32904**

**First Name MICHAEL Last Name WEEKLY**

**LICENSE NBR: P175737 Status: Active**

**FL Adjuster 0520 - INDEPENDENT ADJ - ALL LINES 12/10/2008-12/10/2023**

**First Name MICHAEL Last Name WEEKLY**

**LICENSE NBR: HI781 Status: Active 12/10/2010-07/31/2024**

**FL Home Inspector HI781**

**First Name MICHAEL Last Name WEEKLY**

**Lic ID License Type Qualification Most Recent Issue Date Exp Date Status**

**TX Adjuster 1475317 Adjuster - All Lines 11/15/2007 11/30/2023 Active**

**First Name MICHAEL Last Name WEEKLY**

**Lic ID License Type Qualification Most Recent Issue Date Exp Date Status**

**CT Adjuster 2392865 Adjuster - All Lines 11/15/2011 11/30/2023 Active**



### Valuation Requirements

" Inspection must include an estimate of the replacement cost for every structure to be covered.

An estimate for every structure has been provided.

" The method used to determine the cost of rebuilding the structures must be the current version of the calculation system:

1. Marshall & Swift/ Boeckh (MSB) or R.S. Means.

Marshall & Swift data sheets were provided to support estimate.

" Inspections must also include clear photographs of any building and ancillary structure the applicant/ policyholder wishes to insure:

1. Main Structure-Yes

2. Pools/Spa-Yes

3. Docks, etc.-None

### Valuation Information

Total Number of Units 36

Number of owner occupied units 36

Number of unit 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 timeshare occupancy 0

The Oaks Of Country Club Condominium Association, Inc.

1600 Woodland Rd.

Rockledge, FL 32955

What is the overall condition of the structure? Average 2.0 Give a detailed description of the following characteristics: · Year of Construction Buildings 1986 · Number of Stories Two (2) & Three (3) " Size of Building(s) - Included in Estimate The Oaks Of Country Club Condominium is comprised of thirty six (36) residential units in two (2) buildings. The development was constructed in 1986. The condominium buildings are of concrete block construction, with a rank of average and a height of 9.0. The buildings have a gable roof system with a 3-tab shingle covering, and wood under decking. The exterior walls are concrete block, with a paint finish. There are four types of units: eight (8) 1,050 sq. ft. units, four (4) 1,330 sq. ft. units, sixteen (16) 1,415 sq. ft. units, and eight (8) 1,426 sq.ft units. There are three (3) detached carport structures. Two (2) six (6) car structures, and one (1) twenty four (24) car structure. The development has one (1) pool restroom room building, one (1) pool, and one (1) hot tub. The building and grounds are adequately maintained, and no deferred maintenance is applicable. The development is considered to be in average condition.

**" Common Area Floor Coverings- Concrete sealer/Concrete " Exterior Wall  
Concrete Stucco Paint " Foundation Type Concrete Slab " Roof --Buildings  
--Gable Give a detailed description and condition of the following items "  
Fireplaces- Yes " Porches -Yes " Balconies-Yes "Tennis No "Pool -Yes "Spa-Yes  
"Shuffle-No "Fencing -Yes List the type and condition of all ancillary structures  
on the property, including buildings, pool, etc. Club-No-Pool Restroom-Yes Pool-  
Pool Community Common Grounds are shared with other developments. Are  
there any business exposures? No Are there any cooking exposures beyond  
what would normally be expected in a common unit? No Describe and other  
property or liability hazards. No deferred maintenance noted.**

### **Terms and Conditions**

**The Inspection Firm of Florida, LLC uses various sources to accumulate data on construction material and labor prices in order to arrive at its opinion of cost. The information obtained from these sources 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, although reasonable efforts have been made to confirm them.**

**Unless noted, each component cost is based on replacing that component as a complete unit at one time.**

**While all cost data is believed to be accurate and reliable to within reasonable limits, other factors such as inflation, availability of materials and qualified personnel and/or acts of nature as well as catastrophic conditions, could significantly affect current prices.**

**No consideration has been given to labor bonuses; material premiums; additional costs to conform property replaced to building codes, ordinances or other legal restrictions; or the cost of demolition in connection with replacement or the removal of destroyed property. No value of land has been included.**

**We have no present or contemplated future interest in the property that is the subject of this report and that we have no personal interest or bias with respect to the subject matter of this report or the parties involved.**

**We certify that neither the employment to prepare this report, nor the compensation, is contingent upon the estimates of value contained herein. However, we do reserve the right to cancel our valuation at any time over payment.**

**If the complete payment is not received within 30 days of completion, we will revoke our authorization to use the valuation, report, and/ or study and the data contained within each.**

**In the event that complete construction plans/blueprints were not available for use in the completion of this report, assumptions were made regarding unseen construction components, based on our experience with properties similar to the subject. In the event that these assumptions are in error, we reserve the right to modify this appraisal, including value conclusions.**

**Information, estimates, and opinions furnished and contained in this report were obtained from sources considered reliable and are believed to be true and correct. However, for accuracy of such items furnished we can assume no responsibility.**

**Our assessment of the useful and remaining lives and/or physical condition of the assets described within has been based upon visual inspection. No testing has been performed. No warranty is made and no liability is assumed for the soundness of the structure or its components.**

**The authors of this report shall not be required to give testimony or appear in court or at any administrative proceeding relating to this report, unless this report is, by agreement, made in anticipation of litigation.**

**The liability of The Inspection Firm of Florida, LLC, the author(s) of this report, and any other employees of The Inspection Firm of Florida, LLC is limited in total to the fee collected for preparation of this report. If our entire fee is not paid and/or collected, we share no possibility of liability.**

**According to the best of our knowledge and belief, the statements of fact contained in this report which are used as the basis of the analysis, opinions and conclusions stated herein, are true and correct.**

**Acceptance of, and/or use of, this report constitutes acceptance of the above conditions.**



# Valuation Standard Report

HAZARD VALUE

10/26/2023

## VALUATION

Valuation Number:	ESTIMATE-0000326	Effective Date:	10/26/2023
Value Basis:	Reconstruction	Expiration Date:	10/25/2024
		Estimate Expiration Date:	11/10/2023
		Cost as of:	09/2023

## BUSINESS

THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION,  
 1600 WOODLAND RD. #1000  
 Rockledge, FL 32955 USA

## LOCATION 00001 - THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION,

THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION,  
 1600 WOODLAND RD. #1000  
 Rockledge, FL 32955 USA

## BUILDING 00001 - 00001

### Section 1

#### SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	2
Gross Floor Area:	13,720 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1986		

#### 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 Reconstruction Exclusion

SUPERSTRUCTURE	
Site Preparation	\$1,995

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.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



# Valuation Standard Report

## HAZARD VALUE

Policy Number: ESTIMATE-0000326

10/26/2023

SUMMARY OF COSTS	Reconstruction	Exclusion
Foundations		\$43,724
Foundation Wall, Interior Foundations, Slab On Ground		
Exterior	\$513,419	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		
Interior	\$505,086	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	\$516,493	\$49,106
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	\$153,086	
<b>SUBTOTAL RC</b>	<b>\$1,688,084</b>	<b>\$94,825</b>
<b>ADDITIONS</b>		
Building Items		\$112,140
Site Improvements		\$80,580
<b>Total Additions</b>	<b>\$192,720</b>	
<b>TOTAL RC Section 1</b>	<b>\$1,880,804</b>	<b>\$94,825</b>

<b>TOTAL RC BUILDING 00001 00001</b>	<b>\$1,880,804</b>	<b>\$94,825</b>
--------------------------------------	--------------------	-----------------

<b>BUILDING 00002 - 00002</b>
-------------------------------

<b>Section 1</b>
------------------

**SUPERSTRUCTURE**

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	3
Gross Floor Area:	34,047 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1986		

**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	Reconstruction	Exclusion
------------------	----------------	-----------

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.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



# Valuation Standard Report

HAZARD VALUE

Policy Number: ESTIMATE-0000326

10/26/2023

SUMMARY OF COSTS	Reconstruction	Exclusion
<b>SUPERSTRUCTURE</b>		
Site Preparation		\$3,301
Foundations		\$58,039
Foundation Wall, Interior Foundations, Slab On Ground		
Exterior	\$1,124,827	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		
Interior	\$1,264,651	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	\$1,326,015	\$98,212
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	\$379,892	
<b>SUBTOTAL RC</b>	<b>\$4,095,385</b>	<b>\$159,552</b>
<b>ADDITIONS</b>		
Building Items		\$190,638
Site Improvements		\$152,534
<b>Total Additions</b>	<b>\$343,172</b>	
<b>TOTAL RC Section 1</b>	<b>\$4,438,557</b>	<b>\$159,552</b>
<b>TOTAL RC BUILDING 00002 00002</b>	<b>\$4,438,557</b>	<b>\$159,552</b>

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
<b>VALUATION GRAND TOTAL</b>	<b>\$6,476,524</b>	<b>47,767</b>	<b>\$136</b>

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.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



# Valuation Standard Report

HAZARD VALUE

EQUIPMENT REPORT

Policy Number: ESTIMATE-0000326

10/26/2023

## VALUATION

Valuation Number:	ESTIMATE-0000326	Effective Date:	10/26/2023
Value Basis:	Reconstruction	Expiration Date:	10/25/2024
		Estimate Expiration Date:	11/10/2023
		Cost as of:	09/2023

## BUSINESS

THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION,  
 1600 WOODLAND RD. #1000  
 Rockledge, FL 32955 USA

## LOCATION 00001 - THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION,

THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION,  
 1600 WOODLAND RD. #1000  
 Rockledge, FL 32955 USA

## Equipment: Building items and site improvements

	Replacement	Depreciated
<b>Building 00001, Section 1</b>		
Building Items		
Balconies		
(1) Balconies, Reinforced concrete frame	\$112,140	\$112,140
Site Improvements		
Parking Lot Accessories/Garages		
(2) Detached Carports, SF	\$80,580	\$80,580
<b>Building 00002, Section 1</b>		
Building Items		
Balconies		
(1) Balconies, Reinforced concrete frame	\$190,638	\$190,638
Site Improvements		
Parking Lot Accessories/Garages		
(24) Detached Carports, SF	\$152,534	\$152,534
<b>LOCATION 00001 Additions</b>		
Custom Items		
(1) Pool Fencing	\$13,898	\$13,898
(1) Pool Restroom	\$18,908	\$18,908

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.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.





# Valuation Standard Report

HAZARD VALUE

EQUIPMENT REPORT

Policy Number: ESTIMATE-0000326

10/26/2023

<b>Equipment: Building items and site improvements</b>		
	<b>Replacement</b>	<b>Depreciated</b>
(1) Hot Tub	\$17,201	\$17,201
Site Improvements		
Swimming Pools		
(1) Cast-in-place concrete or gunite sprayed-on concre, 1,200 SF Water Surface Area	\$107,156	\$107,156
<b>LOCATION 00001 - THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION, TOTAL</b>	<b>\$693,055</b>	<b>\$693,055</b>
<b>TOTAL</b>	<b>\$693,055</b>	<b>\$693,055</b>

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.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



# Valuation Standard Report

HAZARD VALUE  
SUMMARY REPORT

Policy Number: ESTIMATE-0000326

10/26/2023

## VALUATION

Valuation Number:	ESTIMATE-0000326	Effective Date:	10/26/2023
Value Basis:	Reconstruction	Expiration Date:	10/25/2024
		Estimate Expiration Date:	11/10/2023
		Cost as of:	09/2023

## BUSINESS

THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION,  
1600 WOODLAND RD. #1000  
Rockledge, FL 32955 USA

## LOCATION 00001 - THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION,

THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION,  
1600 WOODLAND RD. #1000  
Rockledge, FL 32955 USA

### BUILDING 00001: SUPERSTRUCTURE

			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$1,688,084	13,720	\$123

#### Section Totals

			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$1,688,084	13,720	\$123

Total Additions: \$192,720

### BUILDING TOTAL, Building 00001

**\$1,880,804    13,720    \$137**

### BUILDING INSURANCE SUMMARY

Total Insured Amount \$0

Percent of Insurance to Value 0%

### BUILDING 00002: SUPERSTRUCTURE

			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$4,095,385	34,047	\$120

#### Section Totals

			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$4,095,385	34,047	\$120

Total Additions: \$343,172

### BUILDING TOTAL, Building 00002

**\$4,438,557    34,047    \$130**

### BUILDING INSURANCE SUMMARY

Total Insured Amount \$0

Percent of Insurance to Value 0%

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.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



# Valuation Standard Report

HAZARD VALUE  
SUMMARY REPORT

Policy Number: ESTIMATE-0000326

10/26/2023

	<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>
LOCATION SUBTOTAL (All Buildings)	\$6,319,361	47,767	\$132
Total Location Additions	\$157,163		
<b>LOCATION TOTAL, Location 00001</b>	<b>\$6,476,524</b>	<b>47,767</b>	<b>\$136</b>
	<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>
<b>VALUATION GRAND TOTAL</b>	<b>\$6,476,524</b>	<b>47,767</b>	<b>\$136</b>

End of Report

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.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



# Valuation Standard Report

FLOOD VALUE

10/26/2023

## VALUATION

Valuation Number:	ESTIMATE-0000326	Effective Date:	10/26/2023
Value Basis:	Reconstruction	Expiration Date:	10/25/2024
		Estimate Expiration Date:	11/10/2023
		Cost as of:	09/2023

## BUSINESS

THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION,  
 1600 WOODLAND RD. #1000  
 Rockledge, FL 32955 USA

## LOCATION 00001 - THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION,

THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION,  
 1600 WOODLAND RD. #1000  
 Rockledge, FL 32955 USA

## BUILDING 00001 - 00001

### Section 1

#### SUPERSTRUCTURE

Occupancy:	100% Condominium	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	2
Gross Floor Area:	13,720 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1986		

#### 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 Reconstruction Exclusion

SUPERSTRUCTURE	
Site Preparation	\$1,944
Foundations	\$92,260
Foundation Wall, Interior Foundations, Slab On Ground	

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.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



# Valuation Standard Report

## FLOOD VALUE

Policy Number: ESTIMATE-0000326

10/26/2023

SUMMARY OF COSTS	Reconstruction	Exclusion
Exterior	\$500,141	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		
Interior	\$492,023	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	\$1,151,942	
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	\$172,572	
<b>SUBTOTAL RC</b>	<b>\$2,410,882</b>	
<b>ADDITIONS</b>		
Building Items		\$112,140
Site Improvements		\$80,580
<b>Total Additions</b>		<b>\$192,720</b>
<b>TOTAL RC Section 1</b>		<b>\$2,603,602</b>

<b>TOTAL RC BUILDING 00001 00001</b>	<b>\$2,603,602</b>
--------------------------------------	--------------------

<b>BUILDING 00002 - 00002</b>
-------------------------------

<b>Section 1</b>
------------------

**SUPERSTRUCTURE**

Occupancy:	100% Condominium	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	3
Gross Floor Area:	34,047 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1986		

**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	Reconstruction	Exclusion
<b>SUPERSTRUCTURE</b>		
Site Preparation	\$3,216	

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.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



# Valuation Standard Report

## FLOOD VALUE

Policy Number: ESTIMATE-0000326

10/26/2023

<b>SUMMARY OF COSTS</b>	<b>Reconstruction</b>	<b>Exclusion</b>
Foundations	\$138,705	
Foundation Wall, Interior Foundations, Slab On Ground		
Exterior	\$1,095,736	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		
Interior	\$1,163,488	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	\$2,521,831	
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	\$428,249	
<b>SUBTOTAL RC</b>	<b>\$5,351,225</b>	
ADDITIONS		
Building Items		\$190,638
Site Improvements		\$152,534
Total Additions		\$343,172
<b>TOTAL RC Section 1</b>	<b>\$5,694,397</b>	
<b>TOTAL RC BUILDING 00002 00002</b>	<b>\$5,694,397</b>	

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
<b>VALUATION GRAND TOTAL</b>	<b>\$8,455,162</b>	<b>47,767</b>	<b>\$177</b>

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.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



# Valuation Standard Report

FLOOD VALUE  
EQUIPMENT REPORT

Policy Number: ESTIMATE-0000326

10/26/2023

## VALUATION

Valuation Number:	ESTIMATE-0000326	Effective Date:	10/26/2023
Value Basis:	Reconstruction	Expiration Date:	10/25/2024
		Estimate Expiration Date:	11/10/2023
		Cost as of:	09/2023

## BUSINESS

THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION,  
1600 WOODLAND RD. #1000  
Rockledge, FL 32955 USA

## LOCATION 00001 - THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION,

THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION,  
1600 WOODLAND RD. #1000  
Rockledge, FL 32955 USA

## Equipment: Building items and site improvements

	Replacement	Depreciated
<b>Building 00001, Section 1</b>		
Building Items		
Balconies		
(1) Balconies, Reinforced concrete frame	\$112,140	\$112,140
Site Improvements		
Parking Lot Accessories/Garages		
(2) Detached Carports, SF	\$80,580	\$80,580
<b>Building 00002, Section 1</b>		
Building Items		
Balconies		
(1) Balconies, Reinforced concrete frame	\$190,638	\$190,638
Site Improvements		
Parking Lot Accessories/Garages		
(24) Detached Carports, SF	\$152,534	\$152,534
<b>LOCATION 00001 Additions</b>		
Custom Items		
(1) Pool Fencing	\$13,898	\$13,898
(1) Pool Restroom	\$18,908	\$18,908

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.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



# Valuation Standard Report

FLOOD VALUE  
EQUIPMENT REPORT

Policy Number: ESTIMATE-0000326

10/26/2023

<b>Equipment: Building items and site improvements</b>		
	<b>Replacement</b>	<b>Depreciated</b>
(1) Hot Tub	\$17,201	\$17,201
Site Improvements		
Swimming Pools		
(1) Cast-in-place concrete or gunite sprayed-on concre, 1,200 SF Water Surface Area	\$107,156	\$107,156
<b>LOCATION 00001 - THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION, TOTAL</b>	<b>\$693,055</b>	<b>\$693,055</b>
<b>TOTAL</b>	<b>\$693,055</b>	<b>\$693,055</b>

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.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.





# Valuation Standard Report

## FLOOD VALUE SUMMARY REPORT

Policy Number: ESTIMATE-0000326

10/26/2023

### VALUATION

Valuation Number:	ESTIMATE-0000326	Effective Date:	10/26/2023
Value Basis:	Reconstruction	Expiration Date:	10/25/2024
		Estimate Expiration Date:	11/10/2023
		Cost as of:	09/2023

### BUSINESS

THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION,  
1600 WOODLAND RD. #1000  
Rockledge, FL 32955 USA

### LOCATION 00001 - THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION,

THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION,  
1600 WOODLAND RD. #1000  
Rockledge, FL 32955 USA

BUILDING 00001: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium	\$2,410,882	13,720	\$176
Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium	\$2,410,882	13,720	\$176
Total Additions:			\$192,720		
BUILDING TOTAL, Building 00001			\$2,603,602	13,720	\$190

#### BUILDING INSURANCE SUMMARY

Total Insured Amount \$0  
Percent of Insurance to Value 0%

BUILDING 00002: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium	\$5,351,225	34,047	\$157
Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium	\$5,351,225	34,047	\$157
Total Additions:			\$343,172		
BUILDING TOTAL, Building 00002			\$5,694,397	34,047	\$167

#### BUILDING INSURANCE SUMMARY

Total Insured Amount \$0  
Percent of Insurance to Value 0%

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.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



# Valuation Standard Report

## FLOOD VALUE SUMMARY REPORT

Policy Number: ESTIMATE-0000326

10/26/2023

	<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>
LOCATION SUBTOTAL (All Buildings)	\$8,297,999	47,767	\$174
Total Location Additions	\$157,163		
<b>LOCATION TOTAL, Location 00001</b>	<b>\$8,455,162</b>	<b>47,767</b>	<b>\$177</b>
	<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>
<b>VALUATION GRAND TOTAL</b>	<b>\$8,455,162</b>	<b>47,767</b>	<b>\$177</b>

End of Report

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.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.

## **The Inspection Firm Of Florida, LLC**

---

The Inspection Firm Of Florida, LLC  
1393 Hailey St  
West Melbourne, FL 32904  
(321)212-8957

The Inspection Firm of Florida, LLC uses various sources to accumulate data on construction material and labor prices in order to arrive at its opinion of cost. The information obtained from these sources 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, although reasonable efforts have been made to confirm them.

Unless noted, each component cost is based on replacing that component as a complete unit at one time.

While all cost data is believed to be accurate and reliable to within reasonable limits, other factors such as inflation, availability of materials and qualified personnel and/or acts of nature as well as catastrophic conditions, could significantly affect current prices.

No consideration has been given to labor bonuses; material premiums; additional costs to conform property replaced to building codes, ordinances or other legal restrictions; or the cost of demolition in connection with replacement or the removal of destroyed property. No value of land has been included.

We have no present or contemplated future interest in the property that is the subject of this report and that we have no personal interest or bias with respect to the subject matter of this report or the parties involved.

We certify that neither the employment to prepare this report, nor the compensation, is contingent upon the estimates of value contained herein.

In the event that complete construction plans/blueprints were not available for use in the completion of this report, assumptions were made regarding unseen construction components, based on our experience with properties similar to the subject. The same applies if access was not provided. In the event that these assumptions are in error, we reserve the right to modify this appraisal, including value conclusions.

Information, estimates, and opinions furnished and contained in this report were obtained from sources considered reliable and are believed to be true and correct. However, for accuracy of such items furnished or limitations due to access, we can assume no responsibility.

Our assessment of the useful and remaining lives and/or physical condition of the assets described within has been based upon visual inspection. No testing has been performed. No warranty is made and no liability is assumed for the soundness of the structure or its components.

The report data derived and expressed within is not applicable to any other property regardless of similarity.

The authors of this report shall not be required to give testimony or appear in court or at any administrative proceeding relating to this report, unless this report is, by agreement, made in anticipation of litigation.

The liability of The Inspection Firm of Florida, LLC, the author(s) of this report, and any other employees of The Inspection Firm of Florida, LLC is limited in total to the fee collected for preparation of this report.

## **The Inspection Firm Of Florida, LLC**

---

The Inspection Firm Of Florida, LLC  
1393 Hailey St  
West Melbourne, FL 32904  
(321)212-8957

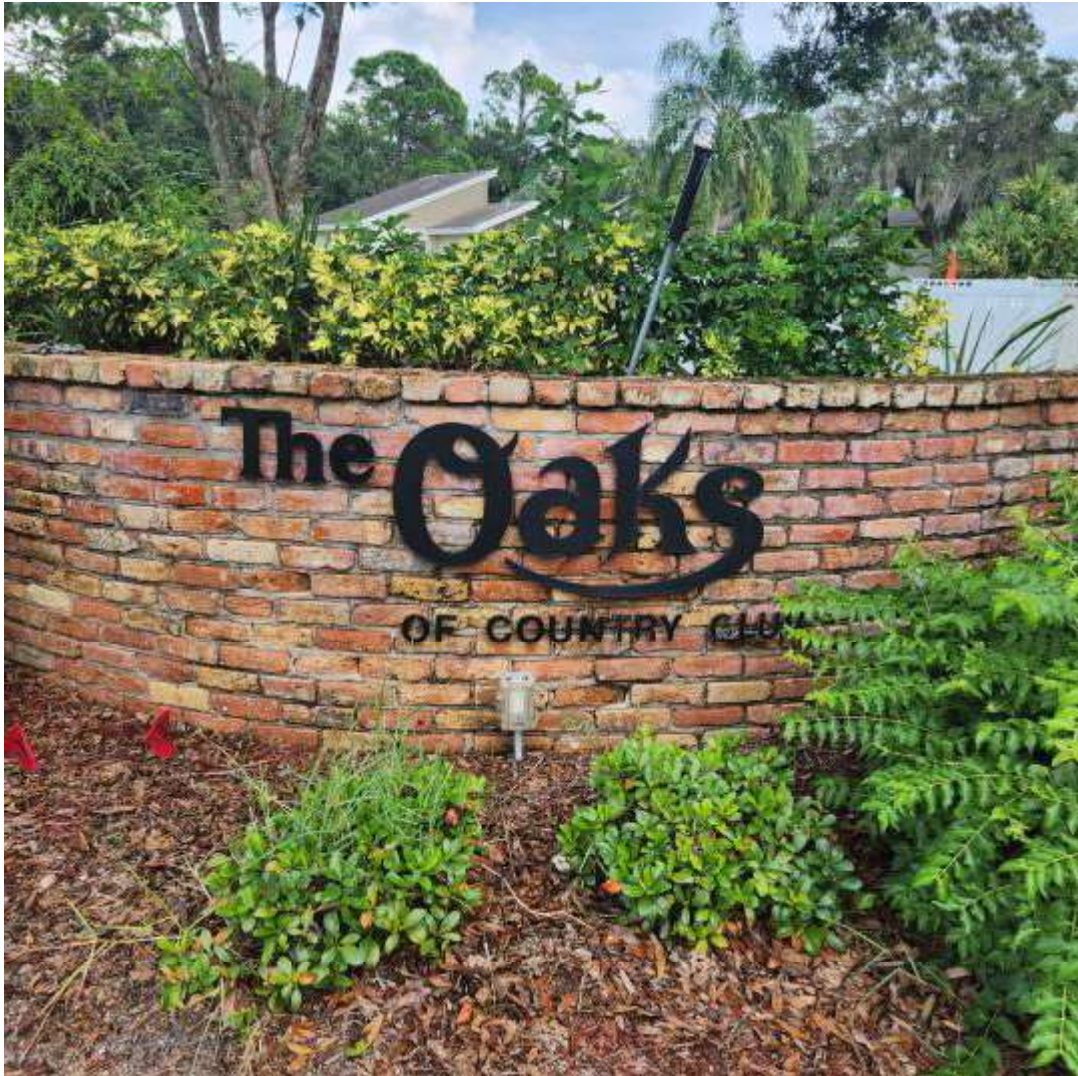
According to the best of our knowledge and belief, the statements of fact contained in this report which are used as the basis of the analysis, opinions and conclusions stated herein, are true and correct.

Acceptance of, and/or use of, this report constitutes acceptance of the above conditions. Receipt of this report means that our final payment is now past due.

**The Inspection Firm Of Florida, LLC**

---

The Inspection Firm Of Florida, LLC  
1393 Hailey St  
West Melbourne, FL 32904  
(321)212-8957



1 1-THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIAT Date Taken: 10/13/2023 Taken By: Michael Weekly  
THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.  
1600 WOODLAND RD.  
ROCKLEDGE, FL 32955

## The Inspection Firm Of Florida, LLC

---

The Inspection Firm Of Florida, LLC  
1393 Hailey St  
West Melbourne, FL 32904  
(321)212-8957



2      2-POOL RESTROOM      Date Taken: 10/13/2023      Taken By: Michael Weekly  
THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.  
1600 WOODLAND RD.  
ROCKLEDGE, FL 32955

**The Inspection Firm Of Florida, LLC**

---

The Inspection Firm Of Florida, LLC  
1393 Hailey St  
West Melbourne, FL 32904  
(321)212-8957



3      3-POOL RESTROOM      Date Taken: 10/13/2023      Taken By: Michael Weekly  
THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.  
1600 WOODLAND RD.  
ROCKLEDGE, FL 32955

**The Inspection Firm Of Florida, LLC**

---

The Inspection Firm Of Florida, LLC  
1393 Hailey St  
West Melbourne, FL 32904  
(321)212-8957



4 4-POOL RESTROOM Date Taken: 10/13/2023 Taken By: Michael Weekly  
THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.  
1600 WOODLAND RD.  
ROCKLEDGE, FL 32955



**The Inspection Firm Of Florida, LLC**

---

The Inspection Firm Of Florida, LLC  
1393 Hailey St  
West Melbourne, FL 32904  
(321)212-8957



5 5-POOL Date Taken: 10/13/2023 Taken By: Michael Weekly  
THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.  
1600 WOODLAND RD.  
ROCKLEDGE, FL 32955

## The Inspection Firm Of Florida, LLC

---

The Inspection Firm Of Florida, LLC  
1393 Hailey St  
West Melbourne, FL 32904  
(321)212-8957



6 6-SPA Date Taken: 10/13/2023 Taken By: Michael Weekly  
THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.  
1600 WOODLAND RD.  
ROCKLEDGE, FL 32955

**The Inspection Firm Of Florida, LLC**

---

The Inspection Firm Of Florida, LLC  
1393 Hailey St  
West Melbourne, FL 32904  
(321)212-8957



7 7-POOL FENCE Date Taken: 10/13/2023 Taken By: Michael Weekly  
THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.  
1600 WOODLAND RD.  
ROCKLEDGE, FL 32955

## The Inspection Firm Of Florida, LLC

---

The Inspection Firm Of Florida, LLC  
1393 Hailey St  
West Melbourne, FL 32904  
(321)212-8957



8      8-4101-4206      Date Taken: 10/13/2023      Taken By: Michael Weekly  
THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.  
1600 WOODLAND RD.  
ROCKLEDGE, FL 32955

## The Inspection Firm Of Florida, LLC

---

The Inspection Firm Of Florida, LLC  
1393 Hailey St  
West Melbourne, FL 32904  
(321)212-8957



9 9-RIGHT 4101-4206 Date Taken: 10/13/2023 Taken By: Michael Weekly  
THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.  
1600 WOODLAND RD.  
ROCKLEDGE, FL 32955

**The Inspection Firm Of Florida, LLC**

---

The Inspection Firm Of Florida, LLC  
1393 Hailey St  
West Melbourne, FL 32904  
(321)212-8957



10      10-REAR 4101-4206      Date Taken: 10/13/2023      Taken By: Michael Weekly  
THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.  
1600 WOODLAND RD.  
ROCKLEDGE, FL 32955

**The Inspection Firm Of Florida, LLC**

---

The Inspection Firm Of Florida, LLC  
1393 Hailey St  
West Melbourne, FL 32904  
(321)212-8957



11      11-CARPORT 1      Date Taken: 10/13/2023      Taken By: Michael Weekly  
THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.  
1600 WOODLAND RD.  
ROCKLEDGE, FL 32955

**The Inspection Firm Of Florida, LLC**

---

The Inspection Firm Of Florida, LLC  
1393 Hailey St  
West Melbourne, FL 32904  
(321)212-8957



12      12-CARPORT 2      Date Taken: 10/13/2023      Taken By: Michael Weekly  
THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.  
1600 WOODLAND RD.  
ROCKLEDGE, FL 32955



**The Inspection Firm Of Florida, LLC**

---

The Inspection Firm Of Florida, LLC  
1393 Hailey St  
West Melbourne, FL 32904  
(321)212-8957



13      13-8101-8216      Date Taken: 10/13/2023      Taken By: Michael Weekly

**The Inspection Firm Of Florida, LLC**

---

The Inspection Firm Of Florida, LLC  
1393 Hailey St  
West Melbourne, FL 32904  
(321)212-8957



14      14-RIGHT 8101-8216      Date Taken: 10/13/2023      Taken By: Michael Weekly

**The Inspection Firm Of Florida, LLC**

---

The Inspection Firm Of Florida, LLC  
1393 Hailey St  
West Melbourne, FL 32904  
(321)212-8957



15      15-LEFT 8101-8216      Date Taken: 10/13/2023      Taken By: Michael Weekly

**The Inspection Firm Of Florida, LLC**

---

The Inspection Firm Of Florida, LLC  
1393 Hailey St  
West Melbourne, FL 32904  
(321)212-8957



16      16-REAR 8101-8216      Date Taken: 10/13/2023      Taken By: Michael Weekly

**The Inspection Firm Of Florida, LLC**

---

The Inspection Firm Of Florida, LLC  
1393 Hailey St  
West Melbourne, FL 32904  
(321)212-8957



17      17-CARPORT      Date Taken: 10/13/2023      Taken By: Michael Weekly

### Photograph Addendum

Client	THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.				
Property Address	1600 WOODLAND RD.				
City	ROCKLEDGE	County	BREVARD	State	FL Zip Code 32955
Client	THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.				



**4101-4206**



**FRONT**



**2ND STORY ACCESS**



**REAR**



**FRONT**



**CARPORT 1**



**CARPORT 2**



**8101-8216**



**REAR**



**FRONT**



**REAR**



**CARPORT**



**POOL W/FENCE**



**HOT TUB**



**POOL RESTROOM**

### Location Map

Client	THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.						
Property Address	1600 WOODLAND RD.						
City	ROCKLEDGE	County	BREVARD	State	FL	Zip Code	32955
Client	THE OAKS OF COUNTRY CLUB CONDOMINIUM ASSOCIATION, INC.						

