

INSURANCE APPRAISAL

OCEAN PARK SOUTH OWNERS ASSOCIATION



As Of: April 11, 2023

5470 E. Busch Blvd. Unit 171
Tampa, FL 33617
www.customreserves.com



Toll Free: 1-888-927-7865
Phone: 813-999-2200
contact@customreserves.com



5470 E. Busch Blvd., Unit 171
Tampa, Florida 33617

April 11, 2023

Ocean Park South Owners Association
333 Taylor Avenue
Cape Canaveral, FL 32920

RE: Insurance Appraisal – Ocean Park South Owners Association

To Whom it May Concern:

We have made an appraisal of certain designated property of interest to the Ocean Park South Owners Association, and submit our findings in this report.

The purpose of our appraisal investigation was to express our opinion of the cost of reproduction new and the insurance exclusion for insurance purposes.

Cost of Reproduction New, an appraisal term synonymous with “new replacement cost” in the insurance industry, and Insurance Exclusion are defined as follows:

Cost of Reproduction New is the amount required to reproduce property in like kind and materials at one time in accordance with current market prices for materials, labor and manufactured equipment, contractor’s overhead, profit, and fees, but without provisions for overtime or bonuses for labor and premiums for materials.

Insurance Exclusion is a provision in an insurance contract describing property, or types of property, that are not covered by the contract. The insurance exclusion amount is deducted from the new replacement cost to arrive at an insurable value. Insurance Exclusions include basement excavation, foundation below ground, and piping below ground.

In estimating the cost of reproduction new, we did not consider costs associated with conforming with local ordinances or other legal restrictions, the cost of demolition in connection with reconstruction, or the cost to remove destroyed property.

In the event of partial loss, the amount of loss may be based upon the repair cost, which is usually proportionately higher than the cost of reproduction new for the entire property as defined and included in this report.



Ocean Park South Owners Association
April 11, 2023
Page 2

Exclusions have been calculated according to our experience with property that is typically excluded for insurance purposes. We accept no responsibility of liability for the excluded property. It is our recommendation that you consult with your insurance agents so that these figures may be compared to those in your current coverage.

Condominium Florida Law Exclusions

By reason of Florida condominium regulatory legislation, "Florida Statute Ch. 0718 Section 111" effective January 1, 2004 and revised 2008, condominium associations have the option to exclude from insurance coverage of a condominium building certain items described as follows:

Unit floor, wall and ceiling coverings, electrical fixtures, appliances, water heaters, water filters, built-in cabinets, countertops, window treatments including curtains, drapes, blinds, hardware and other window treatment components, or replacements of any of these items which are located within the boundary of the unit and serve only one unit.

Natural Disaster Disclaimer

Recovery and reconstruction from widespread natural disasters such as hurricane or flood will create abnormal shortages of labor and materials which, in turn, will cause price increases 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 as reported herein are estimated based on normal market conditions and are considered appropriate for various purposes including insurance coverage. Some or all of the estimated values as reported herein may be inadequate for reconstruction or repair in periods after a widespread natural disaster.

The appraisal report includes the following:

This letter, which summarizes the appraisal procedures applied in the appraisal process;

The following appraisal reports:

Insurance Summary
Insurance Detail Report with Color Photographs
Marshall & Swift Building Valuation Worksheets

Our appraisal investigation included the following:

Buildings and their related service systems



Ocean Park South Owners Association
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Page 3

Excluded from our consideration were the following:

- Land
- Land Improvements
- Contents
- Infrastructure
- Licensed Vehicles

Also excluded were assets of an intangible nature, records and drawings, inventory items, personal property of employees and leased property.

Based upon our appraisal investigation and analysis, and the premises outlined above, it is our opinion of value that as of April 11, 2023, the Cost of Reproduction New is as follows:

Cost of Reproduction New:	\$8,924,700
Exclusions:	<u>\$352,000</u>
Cost of Reproduction New Less Exclusions:	\$8,572,700

Respectfully submitted:

William N. Jaeger, ASA
Accredited Senior Appraiser (ASA), American Society of Appraisers





Assumptions and Limiting Conditions

This appraisal report has been made with the following general assumptions:

It is assumed that the utilization of the improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report. No survey has been offered or ordered in connection with the service.

- Building areas discussed have been calculated in accord with standards developed by the American Standards Association as included in Real Estate Appraisal Terminology.
- It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render them more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
- All engineering and architecture is assumed to be correct.
- We have assumed that the property is free from insect infestations, dry rot, and fungus growth. The mechanical systems, heating system, piping, plumbing, and other building service equipment have not been specifically tested, but are assumed to be in good working order and adequate for the buildings, unless specifically cited otherwise.
- It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
- It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in the appraisal report.
- It is assumed that there are no hazardous substances on the subject property or on surrounding properties that would potentially adversely affect the value of the subject property. The analyses and value conclusions in this appraisal report are null and void should any such hazardous materials be discovered. We possess no expertise or qualifications for identifying hazardous materials. We assume no responsibility for investigating or arranging for competent engineering studies of the property to identify such hazardous materials.
- The information furnished by others is believed to be reliable and has been confirmed with public records or a knowledgeable party when possible. However, no warranty is given for its accuracy.
- Our appraisal is valid only for the function, which is stated herein. Any other use of, or reliance upon, this report by you or third parties is invalid.
- Liability of for errors and omissions, if any, in this work is limited to the amount of its compensation for the work performed in this assignment.
- All services provided are performed in accordance with the Uniform Standards of Professional Appraisal Practice. We have acted as an independent contractor and have no personal interest, either present or contemplated, in the subject property. We certify that no fee received, or to be received, or the employment of our services, is in any way contingent upon the opinion reported. All files, work papers or documents developed during the course of the assignment shall be our property. We will retain these data for at least five years.

INSURANCE SUMMARY REPORT

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SUMMARY REPORT

Building	Address	Cost of Reproduction New	Exclusions	Cost of Reproduction New Less Exclusions
CONDOMINIUM BUILDING E - 23 UNITS WITH OFFICE	351 AND 333 TAYLOR AVENUE	\$2,990,000	\$118,900	\$2,871,100
CONDOMINIUM BUILDING F - 23 UNITS	350 FILLMORE AVENUE	\$2,984,900	\$118,400	\$2,866,500
CONDOMINIUM BUILDING G - 22 UNITS	311 TAYLOR AVENUE	\$2,869,800	\$114,700	\$2,755,100
SWIMMING POOL		\$80,000	\$0	\$80,000
TOTALS:		\$8,924,700	\$352,000	\$8,572,700

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NARRATIVE REPORT
BUILDING VALUATION WORKSHEETS
PICTURES



NARRATIVE REPORT

Owner:	OCEAN PARK SOUTH OWNERS ASSOCIATION
Building:	CONDOMINIUM BUILDING E - 23 UNITS WITH OFFICE
Address:	351 AND 333 TAYLOR AVENUE
City / State / Zip:	CAPE CANAVERAL, FL 32920
County	BREVARD
Sq. Ft. Area:	19,810
# Of Stories:	2
Date Constructed:	1966
Framing:	REINFORCED CONCRETE
ISO Class (1-6):	(6) FIRE RESISTIVE
Foundation:	REINFORCED CONCRETE FOOTINGS, FOUNDATIONS WALLS AND SLAB
Exterior Walls:	STUCCO ON CONCRETE BLOCK, GLASS AND METAL WINDOWS, PATIO AND BALCONY DOORS, METAL ENTRANCE DOORS.
Roofing:	(FLAT) BUILT-UP ON CONCRETE DECK.
Structural Floor:	CONCRETE.
Flooring:	CONCRETE (UNIT FINISHES BY OWNER).
Ceiling:	DRYWALL (UNIT FINISHES BY OWNER).
Partitions:	DRYWALL ON STUDS (UNIT FINISHES BY OWNER).
Fire Safety:	SMOKE DETECTORS, FIRE EXTINGUISHERS, EXIT SIGNS, EMERGENCY LIGHTING.
Building Service Systems:	ELECTRICAL, PLUMBING, HEATING, AIR CONDITIONING - ROOFTOP.
Additional Features:	PATIOS, BALCONIES, DOWNSPOUTS.

VALUATION CONCLUSIONS

COST OF REPRODUCTION NEW:	\$2,990,000
EXCLUSIONS:	<u>\$118,900</u>
COST OF REPRODUCTION NEW LESS EXCLUSIONS:	\$2,871,100



Valuation Standard Report

Property Express

4/10/2023

VALUATION

Valuation Number:	ESTIMATE-0008638	Effective Date:	04/11/2023
Value Basis:	Reconstruction	Expiration Date:	04/10/2024
		Estimate Expiration Date:	07/10/2023
		Cost as of:	03/2023

BUSINESS

Ocean Park South Condominium Association
 Various
 CAPE CANAVERAL, FL 32920 USA

LOCATION 1 - Ocean Park South Condominium Association

Ocean Park South Condominium Association
 Various
 CAPE CANAVERAL, FL 32920 USA

Location Adjustments

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

BUILDING E - Condominium - 23 Units

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	2
Gross Floor Area:	19,810 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1966		

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees: 7% is included

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 Standard Report

Property Express

Policy Number: ESTIMATE-0008638

4/10/2023

Overhead and Profit: 20% is included

SUMMARY OF COSTS	Reconstruction	Exclusion	
SUPERSTRUCTURE			
Site Preparation		\$3,062	
Foundations	\$78,246	\$57,970	
Foundation Wall, Interior Foundations, Slab On Ground			
Exterior	\$1,251,136		
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof			
Interior	\$613,807		
Floor Finish, Ceiling Finish, Partitions			
Mechanicals	\$664,223	\$57,849	
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators			
Built-ins	\$234,939		
SUBTOTAL RC	\$2,842,352	\$118,880	
ADDITIONS			
Building Items		\$28,701	
Total Additions	\$28,701		
TOTAL RC Section 1	\$2,871,052	\$118,880	
TOTAL RC BUILDING E Condominium - 23 Units	\$2,871,052	\$118,880	
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$2,871,052	19,810	\$145
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$2,871,052	19,810	\$145

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 Standard Report

Property Express

EQUIPMENT REPORT

Policy Number: ESTIMATE-0008638

4/10/2023

VALUATION

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		Estimate Expiration Date:	07/10/2023
		Cost as of:	03/2023

BUSINESS

Ocean Park South Condominium Association

Various

CAPE CANAVERAL, FL 32920 USA

LOCATION 1 - Ocean Park South Condominium Association

Ocean Park South Condominium Association

Various

CAPE CANAVERAL, FL 32920 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building E, Section 1		
Building Items		
Balconies		
(1) Balconies, Wood frame	\$28,701	\$28,701
LOCATION 1 - Ocean Park South Condominium Association	\$28,701	\$28,701
TOTAL	\$28,701	\$28,701

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Valuation Standard Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0008638

4/10/2023

VALUATION

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Value Basis:	Reconstruction	Expiration Date:	04/10/2024
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		Cost as of:	03/2023

BUSINESS

Ocean Park South Condominium Association
Various
CAPE CANAVERAL, FL 32920 USA

LOCATION 1 - Ocean Park South Condominium Association

Ocean Park South Condominium Association
Various
CAPE CANAVERAL, FL 32920 USA

BUILDING E: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
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Section 1	100%	Condominium, w/o Interior Finishes	\$2,842,352	19,810	\$143
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Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
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Section 1	100%	Condominium, w/o Interior Finishes	\$2,842,352	19,810	\$143
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Total Additions: \$28,701

BUILDING TOTAL, Building E			\$2,871,052	19,810	\$145
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BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0		
Percent of Insurance to Value	0%		
100% Co-insurance Requirement	\$2,871,052	\$2,871,052	
-100% Variance	(\$2,871,052)		

LOCATION TOTAL, Location 1			Reconstruction	Sq.Ft.	\$/Sq.Ft.
			\$2,871,052	19,810	\$145

VALUATION GRAND TOTAL			Reconstruction	Sq.Ft.	\$/Sq.Ft.
			\$2,871,052	19,810	\$145

End of Report

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NARRATIVE REPORT

Owner:	OCEAN PARK SOUTH OWNERS ASSOCIATION
Building:	CONDOMINIUM BUILDING F - 23 UNITS
Address:	350 FILLMORE AVENUE
City / State / Zip:	CAPE CANAVERAL, FL 32920
County	BREVARD
Sq. Ft. Area:	19,798
# Of Stories:	2
Date Constructed:	1966
Framing:	REINFORCED CONCRETE
ISO Class (1-6):	(6) FIRE RESISTIVE
Foundation:	REINFORCED CONCRETE FOOTINGS, FOUNDATIONS WALLS AND SLAB
Exterior Walls:	STUCCO ON CONCRETE BLOCK, GLASS AND METAL WINDOWS, PATIO AND BALCONY DOORS, METAL ENTRANCE DOORS.
Roofing:	(FLAT) BUILT-UP ON CONCRETE DECK.
Structural Floor:	CONCRETE.
Flooring:	CONCRETE (UNIT FINISHES BY OWNER).
Ceiling:	DRYWALL (UNIT FINISHES BY OWNER).
Partitions:	DRYWALL ON STUDS (UNIT FINISHES BY OWNER).
Fire Safety:	SMOKE DETECTORS, FIRE EXTINGUISHERS, EXIT SIGNS, EMERGENCY LIGHTING.
Building Service Systems:	ELECTRICAL, PLUMBING, HEATING, AIR CONDITIONING - ROOFTOP.
Additional Features:	PATIOS, BALCONIES, DOWNSPOUTS.

VALUATION CONCLUSIONS

COST OF REPRODUCTION NEW:	\$2,984,900
EXCLUSIONS:	<u>\$118,400</u>
COST OF REPRODUCTION NEW LESS EXCLUSIONS:	\$2,866,500



Valuation Standard Report

Property Express

4/10/2023

VALUATION

Valuation Number:	ESTIMATE-0008638	Effective Date:	04/11/2023
Value Basis:	Reconstruction	Expiration Date:	04/10/2024
		Estimate Expiration Date:	07/10/2023
		Cost as of:	03/2023

BUSINESS

Ocean Park South Condominium Association
 Various
 CAPE CANAVERAL, FL 32920 USA

LOCATION 1 - Ocean Park South Condominium Association

Ocean Park South Condominium Association
 Various
 CAPE CANAVERAL, FL 32920 USA

Location Adjustments

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

BUILDING F - Condominium - 23 Units

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	2
Gross Floor Area:	19,798 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1966		

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees: 7% is included

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 Standard Report

Property Express

Policy Number: ESTIMATE-0008638

4/10/2023

Overhead and Profit: 20% is included

SUMMARY OF COSTS	Reconstruction	Exclusion	
SUPERSTRUCTURE			
Site Preparation		\$3,060	
Foundations	\$78,198	\$57,950	
Foundation Wall, Interior Foundations, Slab On Ground			
Exterior	\$1,250,501		
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof			
Interior	\$613,397		
Floor Finish, Ceiling Finish, Partitions			
Mechanicals	\$660,888	\$57,414	
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators			
Built-ins	\$234,797		
SUBTOTAL RC	\$2,837,781	\$118,424	
ADDITIONS			
Building Items		\$28,701	
Total Additions	\$28,701		
TOTAL RC Section 1	\$2,866,481	\$118,424	
TOTAL RC BUILDING F Condominium - 23 Units	\$2,866,481	\$118,424	
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$2,866,481	19,798	\$145
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$2,866,481	19,798	\$145

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Valuation Standard Report

Property Express

EQUIPMENT REPORT

Policy Number: ESTIMATE-0008638

4/10/2023

VALUATION

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		Estimate Expiration Date:	07/10/2023
		Cost as of:	03/2023

BUSINESS

Ocean Park South Condominium Association

Various

CAPE CANAVERAL, FL 32920 USA

LOCATION 1 - Ocean Park South Condominium Association

Ocean Park South Condominium Association

Various

CAPE CANAVERAL, FL 32920 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building F, Section 1		
Building Items		
Balconies		
(1) Balconies, Wood frame	\$28,701	\$28,701
LOCATION 1 - Ocean Park South Condominium Association	\$28,701	\$28,701
TOTAL	\$28,701	\$28,701

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Valuation Standard Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0008638

4/10/2023

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		Cost as of:	03/2023

BUSINESS

Ocean Park South Condominium Association
 Various
 CAPE CANAVERAL, FL 32920 USA

LOCATION 1 - Ocean Park South Condominium Association

Ocean Park South Condominium Association
 Various
 CAPE CANAVERAL, FL 32920 USA

BUILDING F: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
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Section 1	100%	Condominium, w/o Interior Finishes	\$2,837,781	19,798	\$143
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Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
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Section 1	100%	Condominium, w/o Interior Finishes	\$2,837,781	19,798	\$143
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Total Additions: \$28,701

BUILDING TOTAL, Building F			\$2,866,481	19,798	\$145
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BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0		
Percent of Insurance to Value	0%		
100% Co-insurance Requirement	\$2,866,481		\$2,866,481
-100% Variance	(\$2,866,481)		

			Reconstruction	Sq.Ft.	\$/Sq.Ft.
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LOCATION TOTAL, Location 1			\$2,866,481	19,798	\$145
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			Reconstruction	Sq.Ft.	\$/Sq.Ft.
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VALUATION GRAND TOTAL			\$2,866,481	19,798	\$145
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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.

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NARRATIVE REPORT

Owner: OCEAN PARK SOUTH OWNERS ASSOCIATION
Building: CONDOMINIUM BUILDING G - 22 UNITS
Address: 311 TAYLOR AVENUE
City / State / Zip: CAPE CANAVERAL, FL 32920
County: BREVARD
Sq. Ft. Area: 18,940
Of Stories: 2
Date Constructed: 1966
Framing: REINFORCED CONCRETE
ISO Class (1-6): (6) FIRE RESISTIVE
Foundation: REINFORCED CONCRETE FOOTINGS, FOUNDATIONS WALLS AND SLAB
Exterior Walls: STUCCO ON CONCRETE BLOCK, GLASS AND METAL WINDOWS, PATIO AND BALCONY DOORS, METAL ENTRANCE DOORS.
Roofing: (FLAT) BUILT-UP ON CONCRETE DECK.
Structural Floor: CONCRETE.
Flooring: CONCRETE (UNIT FINISHES BY OWNER).
Ceiling: DRYWALL (UNIT FINISHES BY OWNER).
Partitions: DRYWALL ON STUDS (UNIT FINISHES BY OWNER).
Fire Safety: SMOKE DETECTORS, FIRE EXTINGUISHERS, EXIT SIGNS, EMERGENCY LIGHTING.
Building Service Systems: ELECTRICAL, PLUMBING, HEATING, AIR CONDITIONING - ROOFTOP.
Additional Features: PATIOS, BALCONIES, DOWNSPOUTS.

VALUATION CONCLUSIONS

COST OF REPRODUCTION NEW:	\$2,869,800
EXCLUSIONS:	<u>\$114,700</u>
COST OF REPRODUCTION NEW LESS EXCLUSIONS:	\$2,755,100

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		Cost as of:	03/2023

BUSINESS

Ocean Park South Condominium Association
 Various
 CAPE CANAVERAL, FL 32920 USA

LOCATION 1 - Ocean Park South Condominium Association

Ocean Park South Condominium Association
 Various
 CAPE CANAVERAL, FL 32920 USA

Location Adjustments

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

BUILDING G - Condominium - 22 Units

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	2
Gross Floor Area:	18,940 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:	1966		

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees: 7% is included

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 Standard Report

Property Express

Policy Number: ESTIMATE-0008638

4/10/2023

Overhead and Profit: 20% is included

SUMMARY OF COSTS	Reconstruction	Exclusion
SUPERSTRUCTURE		
Site Preparation		\$2,928
Foundations	\$74,809	\$56,511
Foundation Wall, Interior Foundations, Slab On Ground		
Exterior	\$1,204,984	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		
Interior	\$587,394	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	\$634,545	\$55,239
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	\$224,621	
SUBTOTAL RC	\$2,726,354	\$114,678
ADDITIONS		
Building Items		\$28,701
Total Additions	\$28,701	
TOTAL RC Section 1	\$2,755,055	\$114,678
TOTAL RC BUILDING G Condominium - 22 Units	\$2,755,055	\$114,678

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$2,755,055	18,940	\$145
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$2,755,055	18,940	\$145

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 Standard Report

Property Express

EQUIPMENT REPORT

Policy Number: ESTIMATE-0008638

4/10/2023

VALUATION

Valuation Number:	ESTIMATE-0008638	Effective Date:	04/11/2023
Value Basis:	Reconstruction	Expiration Date:	04/10/2024
		Estimate Expiration Date:	07/10/2023
		Cost as of:	03/2023

BUSINESS

Ocean Park South Condominium Association

Various

CAPE CANAVERAL, FL 32920 USA

LOCATION 1 - Ocean Park South Condominium Association

Ocean Park South Condominium Association

Various

CAPE CANAVERAL, FL 32920 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building G, Section 1		
Building Items		
Balconies		
(1) Balconies, Wood frame	\$28,701	\$28,701
LOCATION 1 - Ocean Park South Condominium Association	\$28,701	\$28,701
TOTAL	\$28,701	\$28,701

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Valuation Standard Report

Property Express
SUMMARY REPORT

Policy Number: ESTIMATE-0008638

4/10/2023

VALUATION

Valuation Number:	ESTIMATE-0008638	Effective Date:	04/11/2023
Value Basis:	Reconstruction	Expiration Date:	04/10/2024
		Estimate Expiration Date:	07/10/2023
		Cost as of:	03/2023

BUSINESS

Ocean Park South Condominium Association
Various
CAPE CANAVERAL, FL 32920 USA

LOCATION 1 - Ocean Park South Condominium Association

Ocean Park South Condominium Association
Various
CAPE CANAVERAL, FL 32920 USA

BUILDING G: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$2,726,354	18,940	\$144
Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$2,726,354	18,940	\$144
Total Additions:			\$28,701		
BUILDING TOTAL, Building G			\$2,755,055	18,940	\$145

BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0		
Percent of Insurance to Value	0%		
100% Co-insurance Requirement	\$2,755,055		\$2,755,055
-100% Variance	(\$2,755,055)		

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$2,755,055	18,940	\$145
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$2,755,055	18,940	\$145

End of Report

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PICTURES - CONDOMINIUM BUILDINGS



FRONT



FRONT



FRONT



SIDE



SIDE



SIDE

5470 E. Busch Blvd. Unit 171
Tampa, FL 33617
www.customreserves.com



Toll Free: 1-888-927-7865
Phone: 813-999-2200
contact@customreserves.com

PICTURES - CONDOMINIUM BUILDINGS



BACK



BACK



BACK



COURTYARD



COURTYARD



EXTERIOR STAIRS

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Tampa, FL 33617
www.customreserves.com



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Phone: 813-999-2200
contact@customreserves.com

PICTURES - CONDOMINIUM BUILDINGS



EMERGENCY LIGHTING



MAILBOXES



FIRE EXTINGUISHER



COVERED WALKWAY



COVERED WALKWAYS



METERS

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NARRATIVE REPORT

OTHER INSURABLE STRUCTURES

COST OF
REPRODUCTION NEW

STRUCTURE: SWIMMING POOL

\$80,000

DESCRIPTION: MASONRY CONSTRUCTION WITH CERAMIC TILE TRIM, LADDER, STAIRS AND FILTER EQUIPMENT.



SWIMMING POOL