



FELTEN PROPERTY ASSESSMENT TEAM

RESERVE STUDIES | INSURANCE APPRAISALS | WIND MITIGATION



Replacement Cost Valuation Update

Bayside Key

Tampa, Florida 33615

Prepared Exclusively for Bayside Key Homeowners Association, Inc.

As of 9/23/2022 | FPAT File# REN2218302

Felten Property Assessment Team

866.568.7853 | www.fpat.com





September 23, 2022

Bayside Key Homeowners Association, Inc.
c/o Board of Directors
6149 East Longboat Boulevard
Tampa, Florida 33615

Re: Replacement Cost Valuation Update - **Bayside Key** - FPAT File# REN2218302

Dear Board of Directors:

In accordance with your request and our agreement, Felten Professional Adjustment Team, LLC. has performed an Insurance Replacement Cost Valuation for Bayside Key located in Tampa, Florida. The purpose of this report is to establish accurate Hazard and Flood Insurance Replacement Costs for all buildings and site improvements insured by Bayside Key Homeowners Association, Inc.. This report will ensure the Insurance Carrier is collecting accurate premiums and co-insurance requirement are properly met.

If you have any questions regarding this Replacement Cost Valuation Report, please contact us at (866)-568-7853. We look forward to doing business with you in the future.

Thank you,

Brad Felten, Managing Member
Felten Property Assessment Team



Introduction

This Replacement Cost Valuation Update has been prepared at the request of Bayside Key Homeowners Association, Inc. for Bayside Key . The subject property is a Homeowners Association located in Tampa, Florida. The purpose of this report is to establish accurate hazard and flood insurance replacement costs for all buildings and site improvements insured by Bayside Key Homeowners Association, Inc.. This report will ensure the Insurance Carrier is collecting accurate premiums and co-insurance requirement are properly met.

This report is not a real-estate appraisal. The values displayed within this report represent only the replacement costs of the subject buildings and site improvements. It must be noted that estimated replacement cost values do not consider land value, market value or personal property. All elements of the buildings and site improvements that are considered relevant to the insurance policy have been thoroughly analyzed and inspected. The values presented in this report are subject to all assumptions, limiting conditions and certifications contained in this report.

A qualified representative of Felten Property Assessment Team (FPAT) performed a physical inspection of the property on September 26, 2018. The interior and exterior of all buildings and/or site improvements described in this Replacement Cost Valuation Report were inspected thoroughly to determine construction design, quality, size and occupancy. Building plans and association documents, where pertinent were reviewed.

Subject of Report

This Replacement Cost Valuation Report contains the following risk(s):

Buildings :

5907-21 Bayside Key Dr	8-Unit Risk	<i>8-Unit, Type II</i>
5916-26 Bayside Key Dr	6-Unit Risk	<i>Typical 6-Unit Risk</i>
5927-41 Bayside Key Dr	8-Unit Risk	<i>8-Unit, Type I</i>
5932-42 Bayside Key Dr	6-Unit Risk	<i>Typical 6-Unit Risk</i>
6001-15 Bayside Key Dr	8-Unit Risk	<i>8-Unit, Type II</i>
6002-12 Bayside Key Dr	6-Unit Risk	<i>Typical 6-Unit Risk</i>
6021-35 Bayside Key Dr	8-Unit Risk	<i>8-Unit, Type I</i>
6101-19 Bayside Key Dr	10-Unit Risk	<i>Typical 10-Unit Risk</i>



6125-43 Bayside Key Dr	10-Unit Risk	<i>Typical 10-Unit Risk</i>
6201-15 Bayside Key Dr	8-Unit Risk	<i>8-Unit, Type I</i>
6202-16 Bayside Key Dt	8-Unit Risk	<i>8-Unit, Type I</i>
6222-36 Bayside Key Dr	8-Unit Risk	<i>8-Unit, Type I</i>
6225-35 Bayside Key Dr	6-Unit Risk	<i>Typical 6-Unit Risk</i>
6302-12 Bayside Key Dr	6-Unit Risk	<i>Typical 6-Unit Risk</i>
6316-30 Bayside Key Dr	8-Unit Risk	<i>8-Unit, Type I</i>
6331-41 Bayside Key Dr	6-Unit Risk	<i>Typical 6-Unit Risk</i>
6334-48 Bayside Key Dr	8-Unit Risk	<i>8-Unit, Type I</i>
6345-55 Bayside Key Dr	6-Unit Risk	<i>Typical 6-Unit Risk</i>
6359-73 Bayside Key Dr	8-Unit Risk	<i>8-Unit, Type I</i>
Pool Restroom Building		
Mail Kiosk		

Property Site Improvements :

- Automatic Gates
- Perimeter Fence
- Perimeter Wall
- Telephone Entry System
- Trash Compactor Fence
- Tennis Courts
- Tennis Fence
- Pool Fence
- Swimming Pool
- Swimming Pool Deck



As a result of our replacement cost valuation investigation, we have estimated the total insurable replacement costs for all buildings and site improvements listed above and located at Bayside Key as of September 23, 2022 as follows:

Hazard Insurance

Replacement Cost	\$18,910,186
Less Insurance Exclusions	\$1,067,087
Insurable Replacement Cost	\$17,843,099

Flood Insurance

Replacement Cost	\$144,175
NFIP Insurable Replacement Cost	\$105,248



Certification of Valuation

This is to certify the enclosed Replacement Cost Valuation report prepared at the request of Bayside Key Homeowners Association, Inc. is the result of work performed by Felten Property Assessment Team and one or more of the individuals listed below.

In addition, we certify that, to the best of our knowledge and belief:

- All facts contained in this report are true and accurate.
- FPAT has no present or prospective interest in the subject property of this report, and also has no personal interest with respect to the parties involved.
- FPAT has no bias with respect to the subject property of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon producing or reporting predetermined results.
- Our compensation is not contingent on any action or event resulting from this report.
- We have the knowledge and experience to generate an accurate Replacement Cost Valuation for insurance purposes of all buildings and/or site improvements contained within this report.
- We have performed a physical inspection of the subject risk(s).

Key Staff:

Brad Felten

Sr. All-Lines Adjuster #E149535
Flood Certification #06060373
Certified Wind & Hurricane Mitigation Inspector
Professional Reserve Analyst (PRA) # 2265

John Felten

Sr. All-Lines Adjuster # D075772
Flood Certification # 05030007
Certified Building Contractor # CBC1255984
Certified Wind & Hurricane Mitigation Inspector

Ian Wright

All-Lines Adjuster # W273704
Certified Wind & Hurricane Mitigation Inspector



Brad Felten, Managing Member



Limiting Conditions

- The property description supplied to Felten Property Assessment Team, hereafter known as FPAT, is assumed to be correct.
- No survey of the property has been made or reviewed by FPAT, and no responsibility is assumed in connection with such matters. Illustrative material, including maps and plot plans, utilized in this report are included only to assist the reader in visualizing the property. Property dimensions and sizes are considered to be approximate.
- No responsibility is assumed for matters of a legal nature affecting title to the property, nor is any opinion of title rendered. Property titles are assumed to be good and merchantable unless otherwise stated.
- Information furnished by others is believed to be true, correct, and reliable. However, no responsibility for its accuracy is assumed by FPAT.
- All mortgages, liens, encumbrances, leases, and servitudes have been disregarded unless so specified within the report. The property is assumed to be under responsible, financially sound ownership and competent management.
- It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies, which may be required to discover them.
- 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 FPAT. However, FPAT is 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 conclusions in this report are predicated on the assumption that there are no such materials on or in the property that would cause a loss of value. No responsibility is assumed for any such conditions, or for the expertise required to discover them. The client is urged to retain an expert in this field if desired. The analysis and value conclusions in this report are null and void should any hazardous material be discovered.
- Unless otherwise stated in this report, no environmental impact studies were either requested or made in conjunction with this report. FPAT reserves the rights to alter, amend, revise, or rescind any opinions of value based upon any subsequent environmental impact studies, research, or investigation.
- It is assumed that there is full compliance with all-applicable federal, state and local environmental regulations and laws unless noncompliance is specified, defined, and considered in this report.
- It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless non-conformity has been specified, defined and considered in this report.
- It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or
- administrative authority from any local, state, or federal governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate is based.



- FPAT will not be required to give testimony or appear in court because of having made this report, unless arrangements have previously been made.
- Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the client without the written consent of FPAT and in any event, only with properly written qualification and only in its entirety.
- Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales, or any other media without written consent and approval of FPAT.
- The liability of FPAT, it's employees, and subcontractors is limited to the client only.
- There is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. FPAT is in no way responsible for any costs incurred to discover or correct any deficiencies of the property.
- The sole purpose of this report is for use in establishing insurance values.
- Acceptance and/or use of this report constitutes acceptance of the foregoing assumptions and limiting conditions.



Valuation Update Service

This Replacement Cost Valuation Report can be updated annually or based on the requirements of the insurance carrier.

If there are any major changes to the subject risk(s) contained within this report or it has been five years since our last site analysis another inspection may be necessary. Normal maintenance does not require a physical inspection.

Please call us at 866-568-7853 or email us at info@fpat.com for pricing and more information.



Reserve Study Information

Congratulations you have earned a significant discount on a Full Reserve Study for this property!

A Reserve Study is a long-term capital budget planning tool which identifies the current status of the reserve fund and a stable and equitable funding plan to offset ongoing deterioration, resulting in sufficient funds when those anticipated major common area expenditures actually occur. The reserve study consists of two parts: the physical analysis and the financial analysis.

Because of the extensive field work we have already completed in order to prepare this Replacement Cost Valuation, we are able to provide a significant discount on our Reserve Study Services.

To receive a **FREE** proposal simply click on the link below to fill out our easy to use web form.

[Click Here](#) to request Free Reserve Study Proposal

or Call **866-568-7853**

or Email info@fpat.com



Methodology

To arrive at an accurate Replacement Cost Valuation estimate our team must first make a diligent effort to determine what the insurable items are and how they are insured. This is accomplished by consulting with property owners, property managers, insurance agents and reviewing pertinent documents. If the Replacement Cost Valuation is being performed for the first time or changes have taken place since the last inspection, a detailed site inspection will be conducted. One of our qualified team members will investigate building occupancy, size, building plans(when available), construction type, quality, finishes, etc. The subject risk(s) will be physically measured and a detailed sketch will be provided with the report. After all the property data is obtained the Replacement Cost Valuation and report process may begin. The estimated values in this report are arrived at through a number of methods, the primary method is the CoreLogic Commercial Express Building Valuation System. CoreLogic/MSB is the leading provider of building cost data, estimating software and property appraisal data to the insurance industry in the U.S. All relevant data is processed using a Reconstruction Cost Database. Reconstruction Cost provides the cost to reconstruct, at current prices, an exact duplicate or replica of the building, using like kind and quality materials, construction standards, design, layout and quality of workmanship. It is important to note the database used in this report recognizes the distinctions between Replacement Cost New and Reconstruction Cost with component-based or "total component" valuation and claims estimating technologies. Our total component estimating technologies calculate Reconstruction Cost by using formulas and databases to analyze and select detailed component parts of the buildings. Estimates are then assembled in a risk-specific manner, using local building codes, structural considerations and local material and labor costs. The distinctions between Replacement Cost New valuations and Reconstruction Cost valuations are important to understand because a carriers goal is to provide the insured with an equitable and fair settlement. Additionally, because policy and settlement terms are frequently subject to negotiation and court interpretation, it is essential that carriers receive premiums based on the fullest exposure on each building - the building's Reconstruction Cost.



Explanations & Definitions

Terminology

Additions	Equipment, external structures, building items, site improvements, or miscellaneous adjustments added to the valuation. These items are added to the valuation in addition to the Gross Floor Area (e.g. balconies, exterior walkways, canopies, auxiliary generators).
Architect's Fees	Architect's fees is compensation paid for architectural or engineering services rendered. The default percentage is 7% for commercial valuations and 0% for agricultural valuations.
Co-Insurance Requirement	The minimum amount of insurance that must be carried on the policy, usually 80%, but your co-insurance requirement for the policy may be different as determined by your company.
Depreciated Replacement Cost	The remaining value after the deduction of Insurance Exclusions and Physical Depreciation from the Replacement Cost.
Depreciation	The loss in value due to deterioration caused by usage, wear and tear, and the elements.
et al	Meaning all other buildings insured by the client
Flood Insurance	Specific insurance coverage against property loss from flooding.
FPAT	Felten Professional Adjustment Team, LLC.
Gross Floor Area (GFA)	The total floor area (measured in square feet) of all floors in the building considered in the Replacement Cost Valuation. Areas such as balconies, canopies, etc. are not included in the Gross Floor Area. These items are added to the valuation as "Additions".
Hazard Insurance	Insurance that protects a property owner against damage caused by fires, severe storms, earthquakes or other natural events. Hazard Insurance does not cover the peril of flooding.
HVAC	Heating, Ventilation and Air-Conditioning Systems
Insurable Replacement Cost	The Replacement Cost of the building or site improvement less applicable Insurance Exclusions.
Insurable Responsibilities	Defines which parties are responsible for obtaining insurance coverage of the different building components.
Insurance Exclusions	Certain items of insured property are either not insured, or are specifically excluded from coverage, depending on the particular terms of an insurance policy. The three most common exclusions are: basement excavation; below grade foundations; underground



plumbing, piping, and conduits.

Minimum Requirements	Reporting requirements mandated by Citizens Property Insurance Corporation.
New Construction	The cost to replace at one time, an entire building of equal quality and utility. The prices used for labor, materials, overhead, profit, and fees are those in effect immediately prior to the occurrence of the loss. The replacement employs modern materials, current methods, designs, and layouts but does not take into consideration improvements necessary to conform to changed building codes, demolition, debris removal, site accessibility or site work, reuse of building components or services, extraordinary fees, premiums for materials or other contingencies. This is the methodology used for real estate appraisals. <u>None of the calculations in this report are based on this methodology.</u>
NFIP	National Flood Insurance Program managed by the Federal Emergency Management Agency (FEMA)
Occupancy	Building Occupancy refers to the categorizing structures based on their use.
Overhead & Profit	The general cost of operating and maintaining a business, in addition to specific costs related to a particular job, and the profit from construction activities is referred to as overhead and profit. The default percentage is 20% for commercial valuations and 16% for agricultural valuations .
Partition Wall	A load bearing or non-load bearing wall that defines an area.
Party Wall	A dividing wall between adjoining units that is shared by the tenants of each residence or business.
Reconstruction	The cost to construct, at current prices, an exact duplicate or replica of the building, using like kind and quality materials, construction standards, design, layout and quality of workmanship, built to current building regulations and codes. Reconstruction Cost also includes a number of site-specific and process-related costs that are experienced when rebuilding after a loss. Additional costs also include the added expense of reconstructing a structure with limited site mobility, access and owner involvement. <u>All calculations in this report are based on this methodology.</u>
Replacement Cost	In this report, the term Replacement Cost refers to the “Reconstruction Cost” as defined above.
Type	Used to distinguish between buildings with the same number of units of different construction and/or size. Usually for internal organizational purposes.
Typical	Buildings or site improvements that could be considered identical.



Unit Abbreviations

Sq Ft - Square Feet	Lp Sm - Lump Sum	Dbl Ct - Double Tennis Court
Ln Ft - Linear Feet	Allow - Allowance	Ct - Court
Ea - Each	Hp - Horsepower	Units - Units
Sq Yds - Square Yards	Cu Ft - Cubic Feet	Cu Yds - Cubic Yards
Kw - Kilowatts	Pair - Pair	Sq - Squares (1 Sq = 100 sq ft)

Structural Definitions

Commercial Construction Types:

Frame (Frame - ISO 1)

A building where the exterior walls, bearing walls and partitions, and the structural floors and roof, and their supports, are wood or light-gauge metal. This includes buildings where the wood or light-gauge metal has been combined with other materials to form composite components such as wood or metal studs with brick or stone veneer, stucco, metal, vinyl, etc. siding. Buildings classified a ISO Class 1 are characteristic of this type.

Masonry (Joisted Masonry - ISO 2)

A building that has the exterior walls constructed of a material such as brick, hollow or solid concrete block, concrete, gypsum block, clay tile, stone, or similar materials. The structural floors and roof are of wood or light-gauge metal. Buildings classified as ISO Class 2 are characteristic of this type.

Pre-Engineered Metal (Non-Combustible - ISO 3)

A building that employs a system of pre-engineered rigid steel framing members. The exterior walls are of metal siding, sandwich panels, or masonry, and the roof is clad with metal roofing or sandwich panels. Buildings classified as ISO Class 3 are characteristic of this type.

Steel Frame (Masonry Non-Combustible - ISO 4)

A building where the structural floors and roof are of unprotected non-combustible materials such as metal decking or concrete on metal decking, and are supported by an unprotected structural steel frame, fire resistive exterior walls, or a combination of both. Buildings classified as ISO Class 4 are characteristic of this type.

Protected Steel Frame (Modified Fire Resistive - ISO 5)

A building where the structural floors and roof, and their supports are of non-combustible construction with a fire rating of not less than one hour. A building very similar to Construction



Type D Steel Frame; however, in Type E the non-combustible floor, roof, and framing components are protected with sprayed-fiber fireproofing. Buildings classified as ISO Class 5 are characteristic of this type.

Reinforced Concrete Frame (Fire Resistive - ISO 6)

A building where the structural floors and roof, and their supports are of materials such as precast or poured-in-place reinforced concrete, with a fire resistive rating of not less than two hours. Buildings classified as ISO Class 6 are characteristic of this type.

Agricultural Construction Types:

Frame

A building where the exterior walls, bearing walls and partitions, and the structural floors and roof, and their supports, are wood or light-gauge metal. This includes buildings where the wood or light-gauge metal has been combined with other materials to form composite components such as wood or metal studs with brick or stone veneer, stucco, metal, vinyl, etc. siding.

Masonry

A building that has the exterior walls constructed of a material such as brick, hollow or solid concrete block, concrete, gypsum block, clay tile, stone, or similar materials. The structural floors and roof are of wood or light-gauge metal.

Pre-Engineered Metal

A building that employs a system of pre-engineered rigid steel framing members. The exterior walls are of metal siding, sandwich panels, or masonry, and the roof is clad with metal roofing or sandwich panels.

Pole Frame

A building where the structural skeleton consists of timbers or poles. The poles or posts are set into the ground on top of concrete pads, and then back filled to anchor the post structure.

Structural Insulated Panel (SIP)

A load bearing wall material, made up of rigid insulation sandwiched between two pieces of plywood or other material.



Hazard Insurance Responsibilities

The hazard insurance replacement cost valuations contained in this report are based on the Declaration of Covenants, Restrictions, Easements and Assessments. According to the aforementioned documents the interior finishes of each unit are the responsibility of the individual homeowners to insure. Any interior finishes located in common areas, owned by the association, have been included in the replacement cost valuations. Additionally, any buildings or site improvements not containing residential units are the sole responsibility of the association to insure. The hazard insurance valuations do not include any personal property regardless of ownership.

Based on the Declaration of Covenants, Restrictions, Easements and Assessments each individual homeowner is responsible for insuring the following components located within the individual unit:

- Any floor finishes such as carpet, tile, vinyl, etc.
- Any ceiling finishes such as paint, texture, suspended ceilings, etc.
- Any wall finishes such as paint, wallpaper, paneling, etc.
- Any electrical fixtures, plumbing fixtures, built-in cabinets, etc.

The Hazard Insurance Valuations do not include foundations or plumbing below grade (insurance exclusions) or any personal property regardless of ownership.

The table on the following page is a Quick Reference Guide for determining insurable responsibilities.



Hazard Insurance Quick Reference Table

AS GOVERNED BY the Declaration of Covenants, Restrictions, Easements and Assessments

BUILDING COMPONENT	ASSOCIATION RESPONSIBILITY	HOMEOWNER RESPONSIBILITY
1. ROOF AND ROOF COVERING Structural Framing and Roof Cover	YES	NO
2. EXTERIOR WALLS Paint, Stucco, Insulation, Studs, Concrete Block, Brick, Doors, Windows, etc.	YES	NO
3. UNIT INTERIOR WALLS & CEILINGS Party Walls & Ceilings, Unfinished drywall, Insulation, Metal, and Wood Studs	YES	NO
4a. COMMON AREA Interior Wall Studs, Block, and Drywall	YES	NO
4b. COMMON AREA Floor, Wall, and Ceiling Finishes	YES	NO
5. UNIT INTERIOR Floor, Wall, & Ceiling Finishes, Paint, Carpet, Tile, etc.	NO	YES
6. UNIT AND COMMON AREA - Structural Floors - Structural Ceilings - Structural Walls	YES	NO
7. COMMON AREA Air Conditioners	YES	NO
8. COMMON AREA Electrical	YES	NO
9. INTERIOR UNIT COMPONENTS - Appliances - Electrical Fixtures - Water Heaters - Cabinets	NO	YES
10. INTERIOR UNIT Air Conditioners	YES	NO

The above information is intended to assist in determining the general responsibilities for both parties



Flood Insurance Responsibilities

The Flood Insurance Replacement Cost Valuations contained in this report are based on the National Flood Insurance Program (NFIP).

Loss Settlement: According to the NFIP guidelines, buildings that do not meet one of the following requirements are not eligible for a RCV settlement:

1. A Single Family home insured to at least 80% of its Replacement Cost.
2. A Residential Condominium containing one or more family units insured to at least 80% of its Replacement Cost and in which at least 75% of the floor area is residential.

The NFIP utilizes three policy forms for structures based on their specific occupancy:

Policy Forms

Dwelling Form: The Dwelling Policy Form may be issued to homeowners, residential renters, condominium unit-owners and owners of residential buildings containing two to four units. In communities participating in the National Flood Insurance Program (NFIP) Regular Program or Emergency Program the dwelling policy provides building and/or contents coverage for:

- Detached, single-family, non-condominium residence with incidental occupancy limited to less than 50% of the total floor area;
- Two- to four- family, non-condominium building with incidental occupancy limited to less than 25% of the total floor area;
- Dwelling unit in residential condominium building;
- Residential townhouse/rowhouse
- Manufactured mobile homes

Dwelling Form Maximum Limits: \$250,000

General Form: The General Property Policy Form may be issued to owners or lessees of non-residential buildings or units, or residential condominium buildings that are uninsurable under the Residential Condominium Building Association Policy (RCBAP). In communities participating in the NFIP Regular Program or Emergency Program the General Property Policy provides building and/or contents coverage for these and similar “other residential” risks:

- Hotel or motel with normal guest occupancy of 6 months or more;
- Apartment building;
- Residential cooperative building;
- Dormitory;
- Assisted-living facility.



And non-residential risks:

- Shop, restaurant, or other business;
- Mercantile building;
- Grain bin, silo, or other farm building;
- Agricultural or industrial processing facility;
- Factory;
- Warehouse;
- Poolhouse, clubhouse, or other recreational building;
- House of worship;
- School;
- Hotel or motel with normal guest occupancy of less than 6 months;
- Licensed bed-and-breakfast inn;
- Retail;
- Nursing home;
- Non-residential condominium;
- Condominium building with less than 75% of its total floor area in residential use;
- Detached garage;
- Tool shed;
- Stock, inventory, or other commercial contents.

General Form Maximum Limits: \$500,000

RCBAP: In order for a condominium building to be eligible under the Residential Condominium Building Association Policy (RCBAP) form, the building must be owned by a condominium association, which the NFIP defines as the entity made up of the unit owners responsible for the maintenance and operation of:

1. common elements owned in undivided shares by unit owners; and
2. other real property in which the unit owners have use rights

where membership in the entity is a required condition of unit ownership.

The RCBAP is required for all buildings owned by a condominium association containing 1 or more residential units and in which at least 75% of the total floor area within the building is residential without regard to the number of units or number of floors. The RCBAP is available for high-rise and lowrise residential condominium buildings, including townhouse/rowhouse and detached single-family condominium buildings in the Regular Program only.

Residential condominium buildings that are being used as a hotel or motel, or are being rented (either short or long term), must be insured under the RCBAP.



Only buildings having a condominium form of ownership are eligible for the RCBAP. If the named insured is listed as other than a condominium association, the agent/ producer must provide legal documentation to confirm that the insured is a condominium association before the RCBAP can be written. This documentation may be a copy of the condominium association by-laws or a statement signed by an officer or representative of the condominium association confirming that the building is in a condominium form of ownership. In the event of a loss, RCBAPs written for buildings found not to be in a condominium form of ownership will be rewritten under the correct policy form for up to the maximum amount of building coverage allowed under the program for the type of building insured, not to exceed the coverage purchased under the RCBAP.

A homeowners association (HOA) may differ from a condominium association and is ineligible for the RCBAP, unless the HOA meets the definition of a condominium association as defined in the policy. Cooperative ownership buildings are not eligible. Timeshare buildings in a condominium form of ownership in jurisdictions where title is vested in individual unit owners are eligible provided that all other criteria are met.

RCBAP Form Maximum Limits: Replacement cost, or the total number of units x \$250,000, whichever is less.

The Flood Insurance Valuations contained in this report do not include any personal property regardless of ownership. For more information regarding flood insurance visit www.fema.gov

The table on the following page is a Quick Reference Guide for determining insurable responsibilities.



Flood Insurance Quick Reference Table

AS GOVERNED BY THE NATIONAL FLOOD INSURANCE PROGRAM-FEMA

BUILDING COMPONENT	ASSOCIATION RESPONSIBILITY	HOMEOWNER RESPONSIBILITY
1. ROOF AND ROOF COVERING Structural Framing and Roof Cover	YES	NO
2. EXTERIOR WALLS Paint, Stucco, Insulation, Studs, Concrete Block, Brick, Doors, Windows, etc.	YES	NO
3. UNIT INTERIOR WALLS & CEILINGS Party Walls & Ceilings, Unfinished drywall, Insulation, Metal, and Wood Studs	YES	NO
4a. COMMON AREA Interior Wall Studs, Block, and Drywall	YES	NO
4b. COMMON AREA Floor, Wall, and Ceiling Finishes	YES	NO
5. UNIT INTERIOR Floor, Wall, & Ceiling Finishes, Paint, Carpet, Tile, etc.	YES	NO
6. UNIT AND COMMON AREA - Structural Floors - Structural Ceilings - Structural Walls	YES	NO
7. COMMON AREA Air Conditioners	YES	NO
8. COMMON AREA Electrical	YES	NO
9. INTERIOR UNIT COMPONENTS - Appliances - Electrical Fixtures - Water Heaters - Cabinets	YES	NO
10. INTERIOR UNIT Air Conditioners	YES	NO

The above information is intended to assist in determining the general responsibilities for both parties



Recapitulation of Hazard Values

Bayside Key

Tampa, Florida

HAZARD VALUATION as of September 23, 2022

FPAT File# REN2218302

Building	Replacement Cost	Insurance Exclusions	Insurable Replacement Cost	Depreciation	Depreciated Replacement Cost
5907-21 Bayside Key Dr	\$1,004,501	\$59,122	\$945,379	\$255,252	\$690,127
5916-26 Bayside Key Dr	\$765,060	\$45,872	\$719,188	\$194,181	\$525,007
5927-41 Bayside Key Dr	\$1,005,064	\$59,122	\$945,942	\$255,404	\$690,538
5932-42 Bayside Key Dr	\$765,060	\$45,872	\$719,188	\$194,181	\$525,007
6001-15 Bayside Key Dr	\$1,004,501	\$59,122	\$945,379	\$255,252	\$690,127
6002-12 Bayside Key Dr	\$765,060	\$45,872	\$719,188	\$194,181	\$525,007
6021-35 Bayside Key Dr	\$1,005,064	\$59,122	\$945,942	\$255,404	\$690,538
6101-19 Bayside Key Dr	\$1,244,199	\$72,371	\$1,171,828	\$316,394	\$855,434
6125-43 Bayside Key Dr	\$1,244,199	\$72,371	\$1,171,828	\$316,394	\$855,434
6201-15 Bayside Key Dr	\$1,005,064	\$59,122	\$945,942	\$255,404	\$690,538
6202-16 Bayside Key Dt	\$1,005,064	\$59,122	\$945,942	\$255,404	\$690,538
6222-36 Bayside Key Dr	\$1,005,064	\$59,122	\$945,942	\$255,404	\$690,538
6225-35 Bayside Key Dr	\$765,060	\$45,872	\$719,188	\$194,181	\$525,007
6302-12 Bayside Key Dr	\$765,060	\$45,872	\$719,188	\$194,181	\$525,007
6316-30 Bayside Key Dr	\$1,005,064	\$59,122	\$945,942	\$255,404	\$690,538
6331-41 Bayside Key Dr	\$765,060	\$45,872	\$719,188	\$194,181	\$525,007



6334-48 Bayside Key Dr	\$1,005,064	\$59,122	\$945,942	\$255,404	\$690,538
6345-55 Bayside Key Dr	\$765,060	\$45,872	\$719,188	\$194,181	\$525,007
6359-73 Bayside Key Dr	\$1,005,064	\$59,122	\$945,942	\$255,404	\$690,538
Pool Restroom Building	\$100,839	\$9,512	\$91,327	\$24,659	\$66,668
Mail Kiosk	\$43,337	\$509	\$42,828	\$1,285	\$41,543
Total	\$18,037,508	\$1,067,087	\$16,970,421	\$4,571,735	\$12,398,686

Property Site Improvement	Replacement Cost
Perimeter Fences, Gates & Equipment	
Automatic Gates	\$13,600
Perimeter Fence	\$35,704
Perimeter Wall	\$437,220
Telephone Entry System	\$4,500
Trash Compactor Fence	\$7,205
Sports Courts	
Tennis Courts	\$157,000
Tennis Fence	\$23,493
Swimming Pool Area	
Pool Fence	\$10,390
Swimming Pool	\$164,961
Swimming Pool Deck	\$18,605
Total	\$872,678



Recapitulation of Flood Values

Bayside Key

Tampa, Florida

FLOOD VALUATION as of September 23, 2022

FPAT File# REN2218302

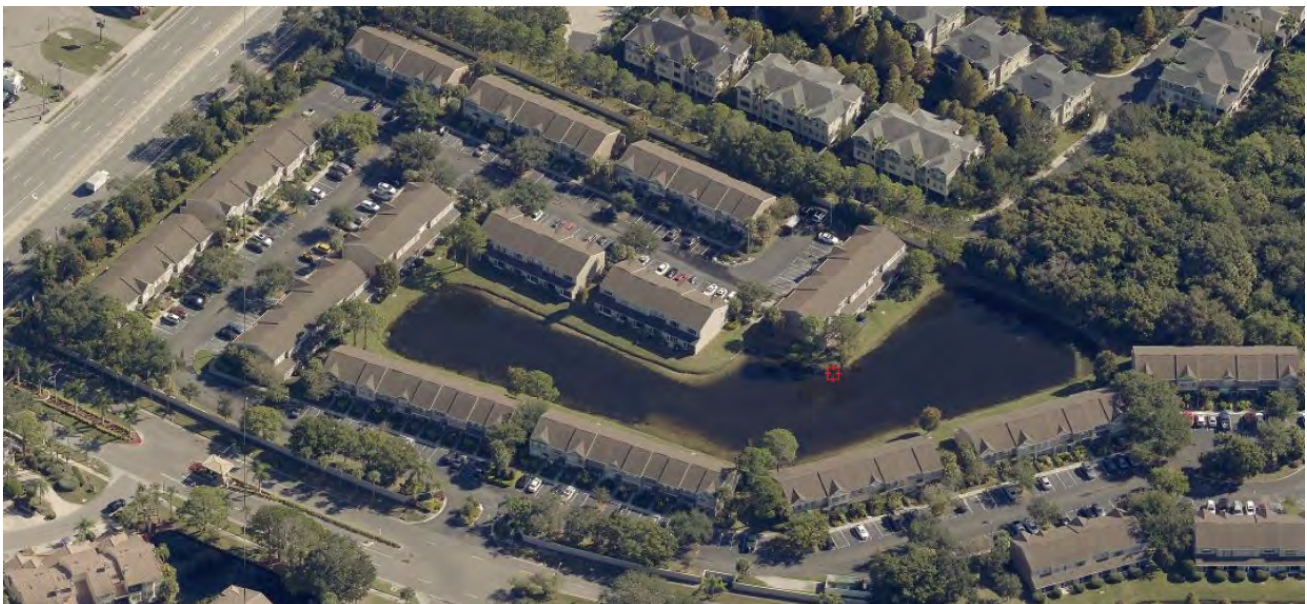
Building	Replacement Cost	Insurance Exclusions	Depreciation	Depreciated Replacement Cost	NFIP Insurable Replacement Cost
Pool Restroom Building	\$100,838	n/a	\$27,226	\$73,612	\$73,612
Mail Kiosk	\$43,337	n/a	\$11,701	\$31,636	\$31,636
Total	\$144,175		\$38,927	\$105,248	\$105,248

Excavation, below grade foundations, underground plumbing, piping, and conduits are not excluded from valuation for flood insurance coverage.



Aerial Property Photographs

Aerial View of Property





Supplementary Valuation Information

Commercial Residential Inspections/Valuations

Certification

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

Felten Property Assessment Team.

I, Brad Felten, 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 September 23, 2022 Position Managing Member

Property

Property Owner's Name Bayside Key Homeowners Association, Inc.

Property Address 6149 East Longboat Boulevard

City Tampa

State, Zip Florida, 33615

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 1995
- Total number of units 142
- Number of owner-occupied units N/A
- Number of units rented on a long-term lease of 12 months or more N/A
- Number of units rented on a daily, weekly, or monthly basis N/A
- Number of units with time share occupancy N/A
- What is the distance to tidal water? Waterfront



Building Descriptions

This section of the report contains a detailed building description for each different type of structure located on the property and insured by Bayside Key Homeowners Association, Inc.. In many cases similar buildings may be described in the same description.

All building descriptions contained in this report meet or exceed Citizens Property Insurance Corporation Minimum Requirements for Non-licensed Commercial Residential Inspections/Valuation.



Building Description

Applicable Buildings

Typical 6-Unit Risk:

5916-26 Bayside Key Dr
5932-42 Bayside Key Dr
6002-12 Bayside Key Dr
6225-35 Bayside Key Dr
6302-12 Bayside Key Dr
6331-41 Bayside Key Dr
6345-55 Bayside Key Dr

8-Unit Risk, Type I:

5907-21 Bayside Key Dr
5927-41 Bayside Key Dr
6021-35 Bayside Key Dr
6201-15 Bayside Key Dr
6202-16 Bayside Key Dr
6222-36 Bayside Key Dr
6316-30 Bayside Key Dr
6334-48 Bayside Key Dr
6359-73 Bayside Key Dr

8-Unit Risk, Type II:

6001-15 Bayside Key Dr

Typical 10-Unit Risk:

6101-19 Bayside Key Dr
6125-43 Bayside Key Dr

General Building Information

Occupancy: Row House

Square Footage: Typical 6-Unit Risk:

- GFA +/- 7,391 Sq Ft

8-Unit Risk, Type I:

- GFA +/- 9,854 Sq Ft

8-Unit Risk, Type II:

- GFA +/- 9,854 Sq Ft



Typical 10-Unit Risk:

- GFA +/- 12,314 Sq Ft

Additions:

Typical 6-Unit Risk:

- Patios +/- 598 Sq Ft
- Canopies +/- 598 Sq Ft

8-Unit Risk, Type I:

- Patios +/- 798 Sq Ft
- Canopies +/- 798 Sq Ft

8-Unit Risk, Type II:

- Patios +/- 779 Sq Ft
- Canopies +/- 779 Sq Ft

Typical 10-Unit Risk:

- Patios +/- 977 Sq Ft
- Canopies +/- 977 Sq Ft

Condition: Good

Year of Construction: 1995

of Stories: Two (2)

Construction Analysis

Foundation: Estimated to be reinforced concrete footings

Ground Subfloor: Concrete slab on grade

Elevated Subfloor(s): Wood frame floor joists

Exterior Walls: Level 1: Concrete block covered with painted stucco
Level 2: Wood frame covered with painted stucco

Interior Partition Walls: Wood studs

Unit Party Walls: Concrete block

Roof Construction: Wood truss decked with plywood or OSB

Roof Shape: Gable



Roof Covering(s):	Composition shingles
ISO Construction Type:	Level 1: Joisted Masonry (ISO 2) Level 2: Frame (ISO 1)

Mechanicals

Elevators:	There are no elevators contained within these structures
Heating & Cooling :	Split systems with condensing units located on the ground and air handlers located within the individual units
Electrical Wiring:	Copper
Fire Sprinklers:	No
Manual Fire Alarm:	No
Auto Dial-Out Fire Alarm:	No

Finished Interior Common Areas

Common Areas:	N/A - there are no finished interior common areas contained within these structures
Common Floor Coverings:	N/A - there are no finished interior common areas contained within these structures
Common Wall Finish:	N/A - there are no finished interior common areas contained within these structures
Common Ceiling Finish:	N/A - there are no finished interior common areas contained within these structures
Common Kitchens:	N/A - there are no finished interior common areas contained within these structures
Common Fireplaces:	N/A - there are no finished interior common areas contained within these structures

Interior Units

Unit Floor Coverings:	Each residential unit is individually owned with unit owner specific floor covering materials
Unit Wall Finish:	Painted textured drywall
Unit Ceiling Finish:	Painted textured drywall
Unit Kitchens:	Each unit contains one residential style kitchen with average quality appliances



BUILDING DESCRIPTION CONTINUED FROM PREVIOUS PAGE

Customized Features: N/A - no major customized features verified at the time of inspection

Fireplaces: None

Supplementary Information

Business Exposure: None

Commercial Kitchens: None

Property or Liability Hazards: None

Additional Comments :



Building Description

Applicable Buildings

Pool Restroom Building

General Building Information

Occupancy: Pool Restroom Building

Square Footage: Pool Restroom Building:

- GFA +/- 252 Sq Ft

Additions: None

Condition: Good

Year of Construction: Estimated to be 1995

of Stories: One (1)

Construction Analysis

Foundation: Estimated to be reinforced concrete footings

Ground Subfloor: Concrete slab on grade

Elevated Subfloor(s): N/A - Does not apply to one story structures

Exterior Walls: Concrete block covered with painted stucco

Interior Partition Walls: Wood studs

Unit Party Walls: N/A

Roof Construction: Wood truss decked with plywood or OSB

Roof Shape: Hip

Roof Covering(s): Composition shingles

ISO Construction Type: Joisted Masonry (ISO 2)

Mechanicals

Elevators: N/A - Does not apply to one story structures

Heating & Cooling : None

Electrical Wiring: Copper

Fire Sprinklers: No



Manual Fire Alarm: No

Auto Dial-Out Fire Alarm: No

Finished Interior Common Areas

Common Areas: Restrooms

Common Floor Coverings: Tile

Common Wall Finish: Painted textured drywall

Common Ceiling Finish: Painted textured drywall

Common Kitchens: None

Common Fireplaces: None

Interior Units

Unit Floor Coverings: N/A - there are no residential units contained within this structure

Unit Wall Finish: N/A - there are no residential units contained within this structure

Unit Ceiling Finish: N/A - there are no residential units contained within this structure

Unit Kitchens: N/A - there are no residential units contained within this structure

Customized Features: N/A - there are no residential units contained within this structure

Fireplaces: N/A - there are no residential units contained within this structure

Supplementary Information

Business Exposure: None

Commercial Kitchens: None

Property or Liability Hazards: None

Additional Comments :



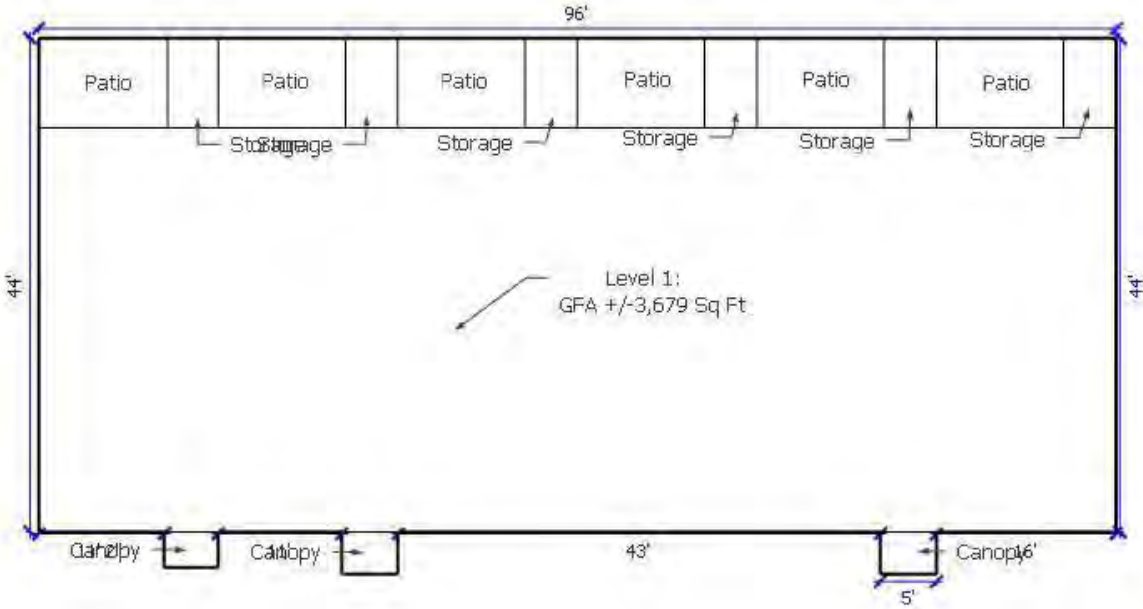
Building Sketches

This section of the report contains detailed floor by floor building sketches for each different type of structure located on the property and insured by Bayside Key Homeowners Association, Inc.. In many cases identical buildings will be depicted with one sketch.

All building sketches contained in this report meet or exceed Citizens Property Insurance Corporation Minimum Requirements for Non-licensed Commercial Residential Inspections/Valuation.



Building Sketch



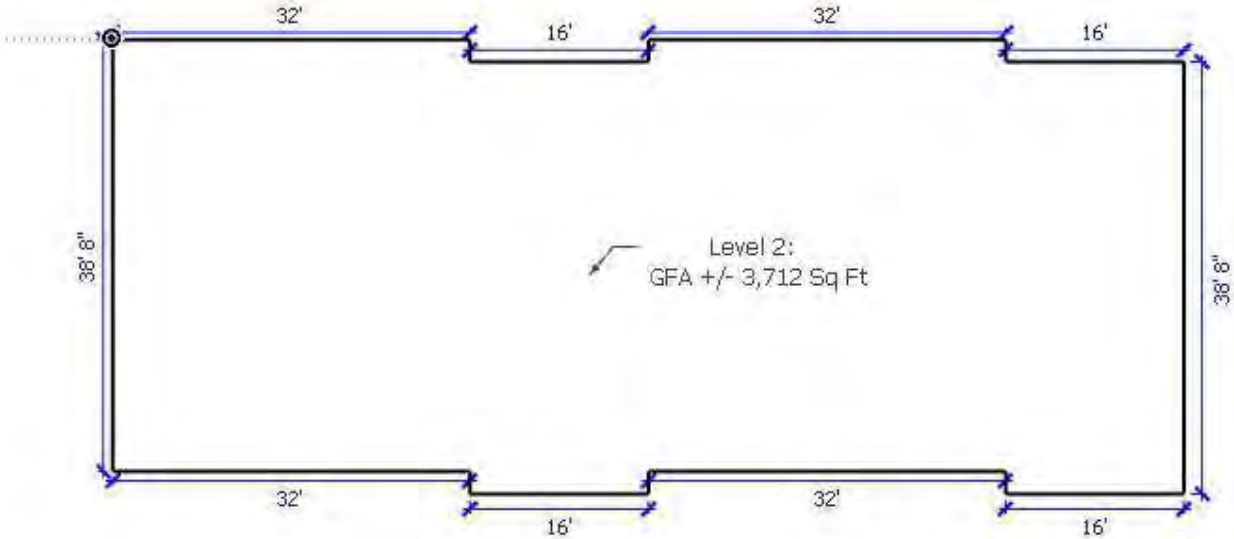
Level 1 of 2

<p>FELTEN PROPERTY ASSESSMENT TEAM</p>		<p>SKETCH DETAILS</p>
<p>Insurance Appraisals - Reserve Studies - Windstorm Mitigation</p>		<p>Bayside Key Homeowners</p>
<p>Phone: 866.568.7853 Email: info@fpat.com</p>		<p>Tampa, FL</p>
<p>www.fpat.com</p>		<p>Typical 6-Unit Risk</p>

Felten Property Assessment Team | 866.568.7853 | info@fpat.com

FPAT File# REN2218302

Building Sketch



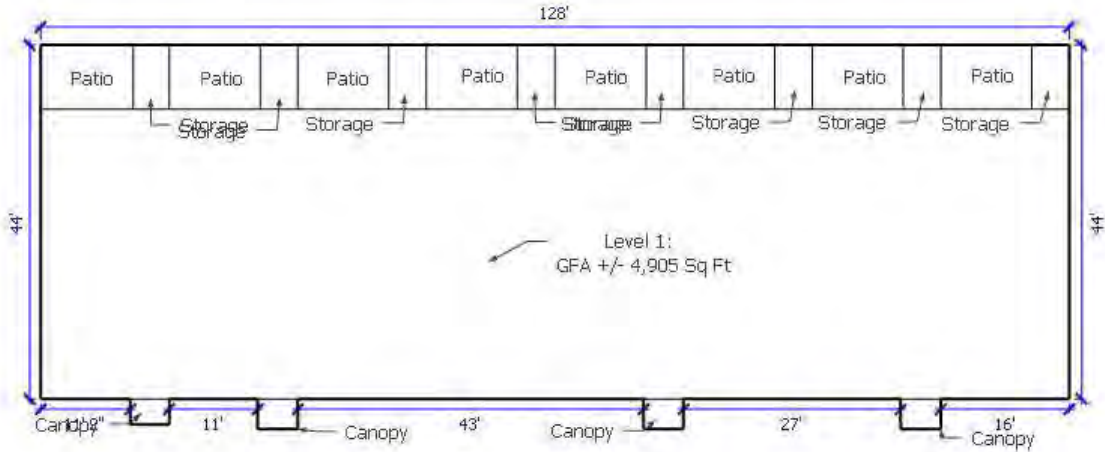
Level 2 of 2

<p>FELTEN PROPERTY ASSESSMENT TEAM</p>		<p>SKETCH DETAILS</p>
<p>Insurance Appraisals - Reserve Studies - Windstorm Mitigation</p>		<p>Bayside Key Homeowners</p>
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<p>www.fpat.com</p>		<p>Typical 6-Unit Risk</p>


Felten Property Assessment Team | 866.568.7853 | info@fpat.com

FPAT File# REN2218302

Building Sketch



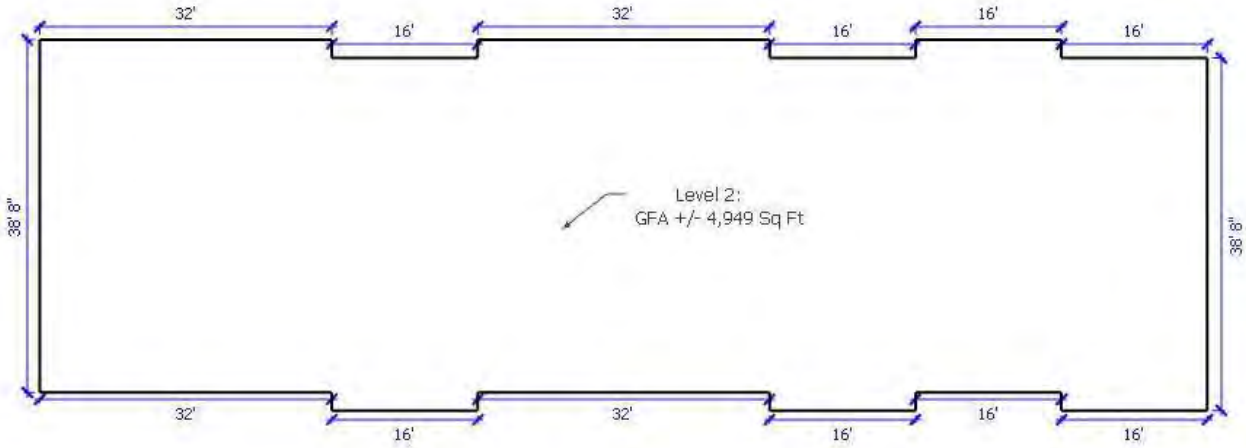
Level 1 of 2

FELTEN PROPERTY ASSESSMENT TEAM		SKETCH DETAILS
Insurance Appraisals - Reserve Studies - Windstorm Mitigation		Bayside Key Homeowners
Phone: 866.568.7853 Email: info@fpat.com		Tampa, FL
www.fpat.com		8-Unit Risk Type I


Felten Property Assessment Team | 866.568.7853 | info@fpat.com

FPAT File# REN2218302

Building Sketch



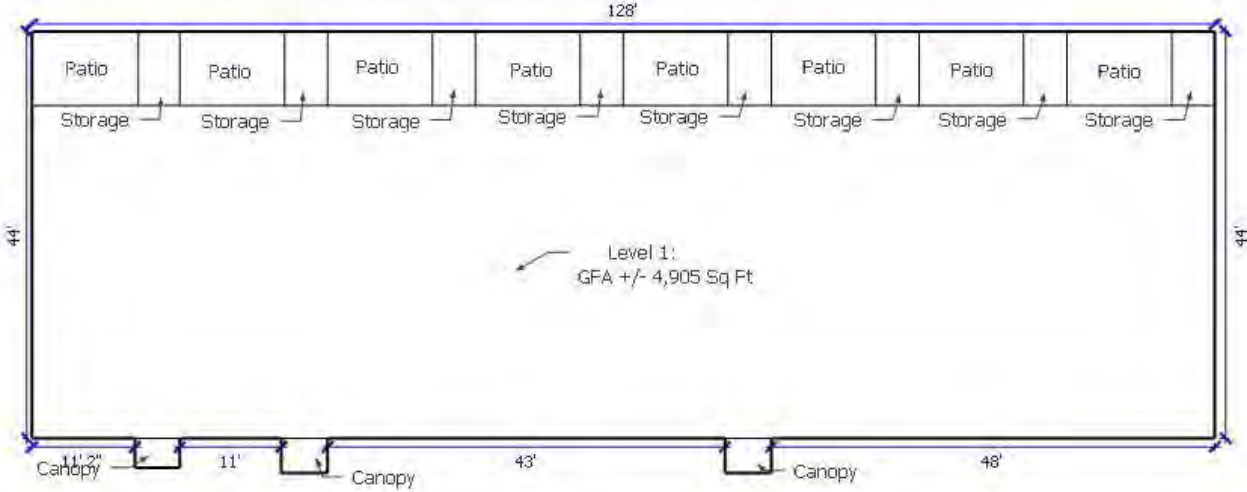
Level 2 of 2

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Insurance Appraisals - Reserve Studies - Windstorm Mitigation		Bayside Key Homeowners
Phone: 866.568.7853 Email: info@fpat.com		Tampa, FL
www.fpat.com		8-Unit Risk Type I

Felten Property Assessment Team | 866.568.7853 | info@fpat.com

FPAT File# REN2218302

Building Sketch



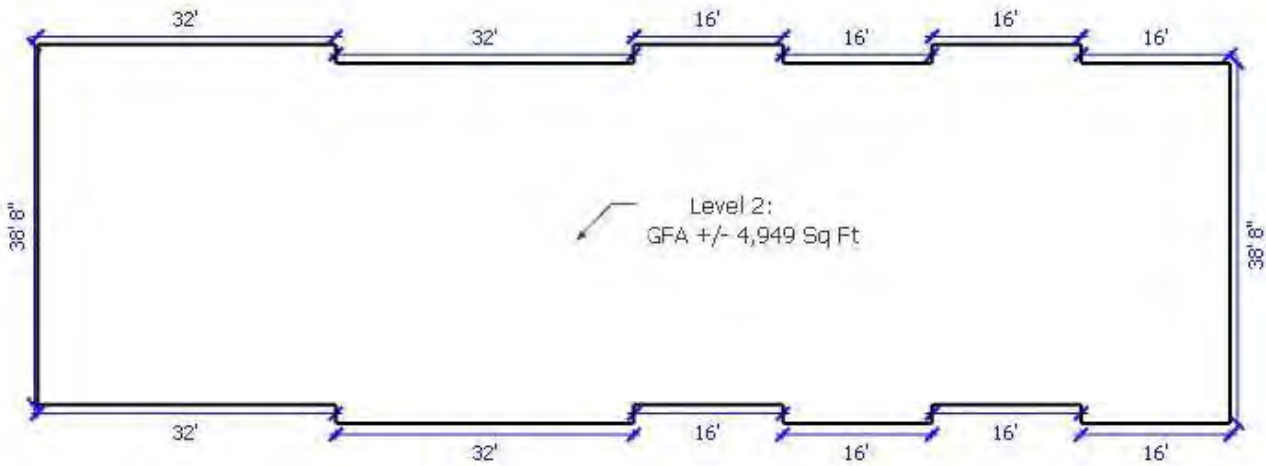
Level 1 of 2

<p>FELTEN PROPERTY ASSESSMENT TEAM</p>		<p>SKETCH DETAILS</p>
<p>Insurance Appraisals - Reserve Studies - Windstorm Mitigation</p>		<p>Bayside Key Homeowners</p>
<p>Phone: 866.568.7853 Email: info@fpat.com</p>		<p>Tampa, FL</p>
<p>www.fpat.com</p>		<p>8-Unit Risk Type II</p>


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FPAT File# REN2218302

Building Sketch



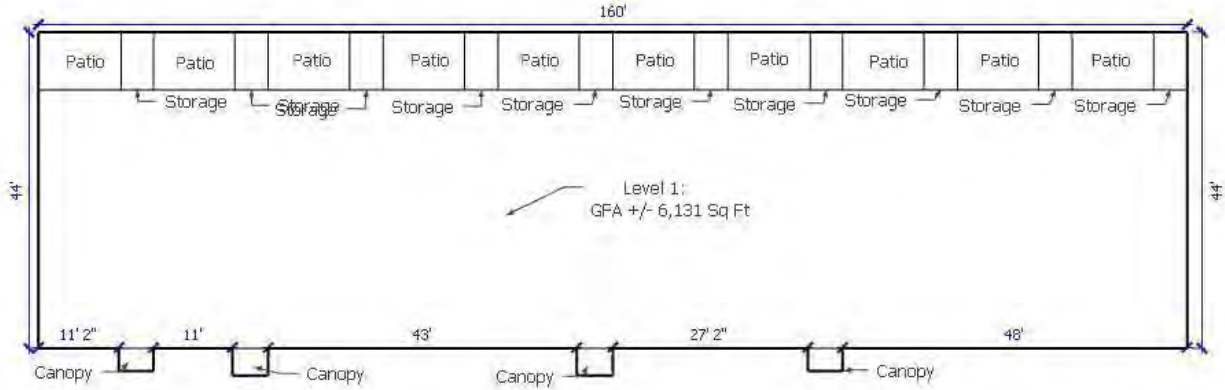
Level 2 of 2

FELTEN PROPERTY ASSESSMENT TEAM		SKETCH DETAILS
Insurance Appraisals - Reserve Studies - Windstorm Mitigation		Bayside Key Homeowners
Phone: 866.568.7853 Email: info@fpat.com		Tampa, FL
www.fpat.com		8-Unit Risk Type II

Felten Property Assessment Team | 866.568.7853 | info@fpat.com

FPAT File# REN2218302

Building Sketch



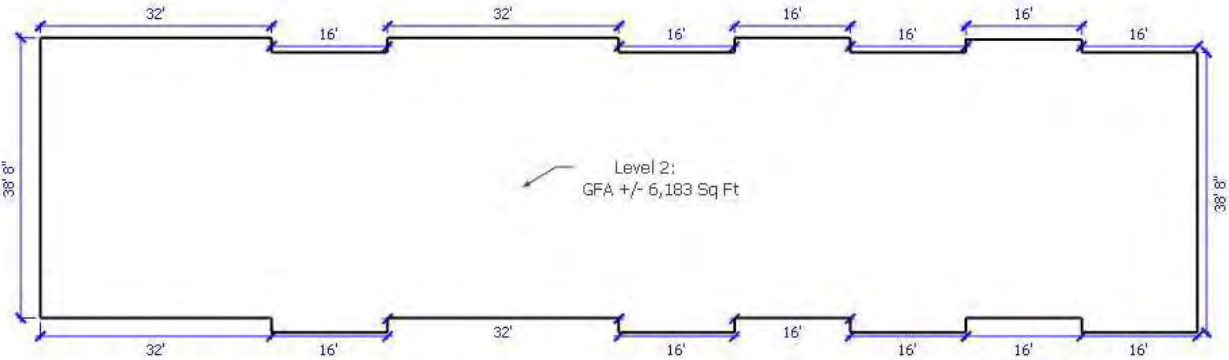
Level 1 of 2

<p>FELTEN PROPERTY ASSESSMENT TEAM</p>		<p>SKETCH DETAILS</p>
<p>Insurance Appraisals - Reserve Studies - Windstorm Mitigation</p>		<p>Bayside Key Homeowners</p>
<p>Phone: 866.568.7853 Email: info@fpat.com</p>		<p>Tampa, FL</p>
<p>www.fpat.com</p>		<p>10-Unit Risk</p>


Felten Property Assessment Team | 866.568.7853 | info@fpat.com

FPAT File# REN2218302

Building Sketch



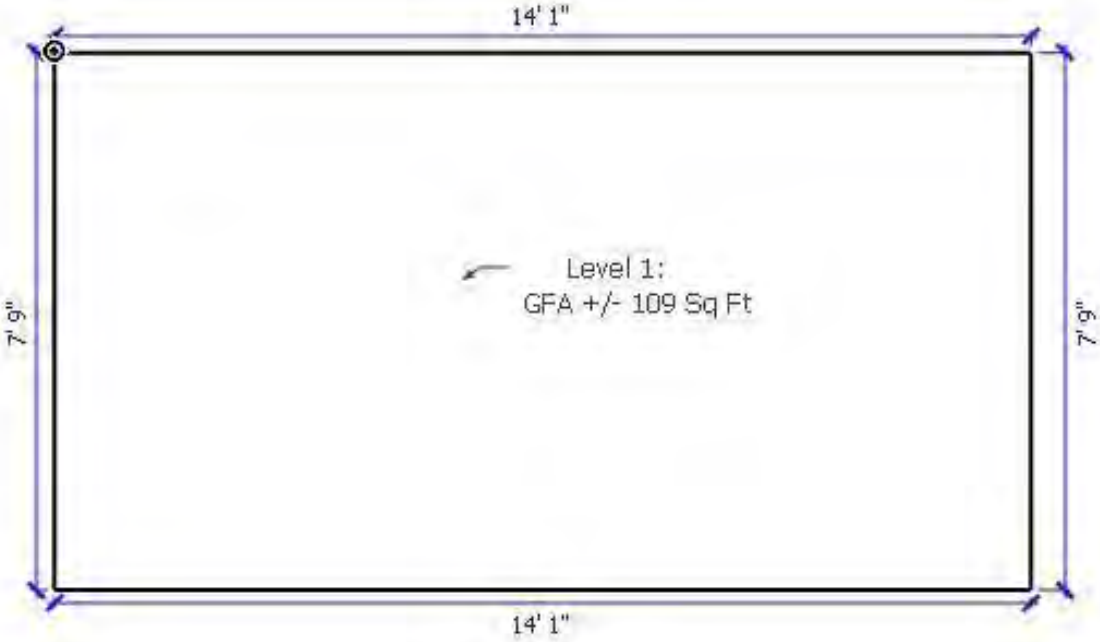
Level 2 of 2

FELTEN PROPERTY ASSESSMENT TEAM		SKETCH DETAILS
Insurance Appraisals - Reserve Studies - Windstorm Mitigation		Bayside Key Homeowners
Phone: 866.568.7853 Email: info@fpat.com		Tampa, FL
www.fpat.com		10-Unit Risk


Felten Property Assessment Team | 866.568.7853 | info@fpat.com

FPAT File# REN2218302

Building Sketch



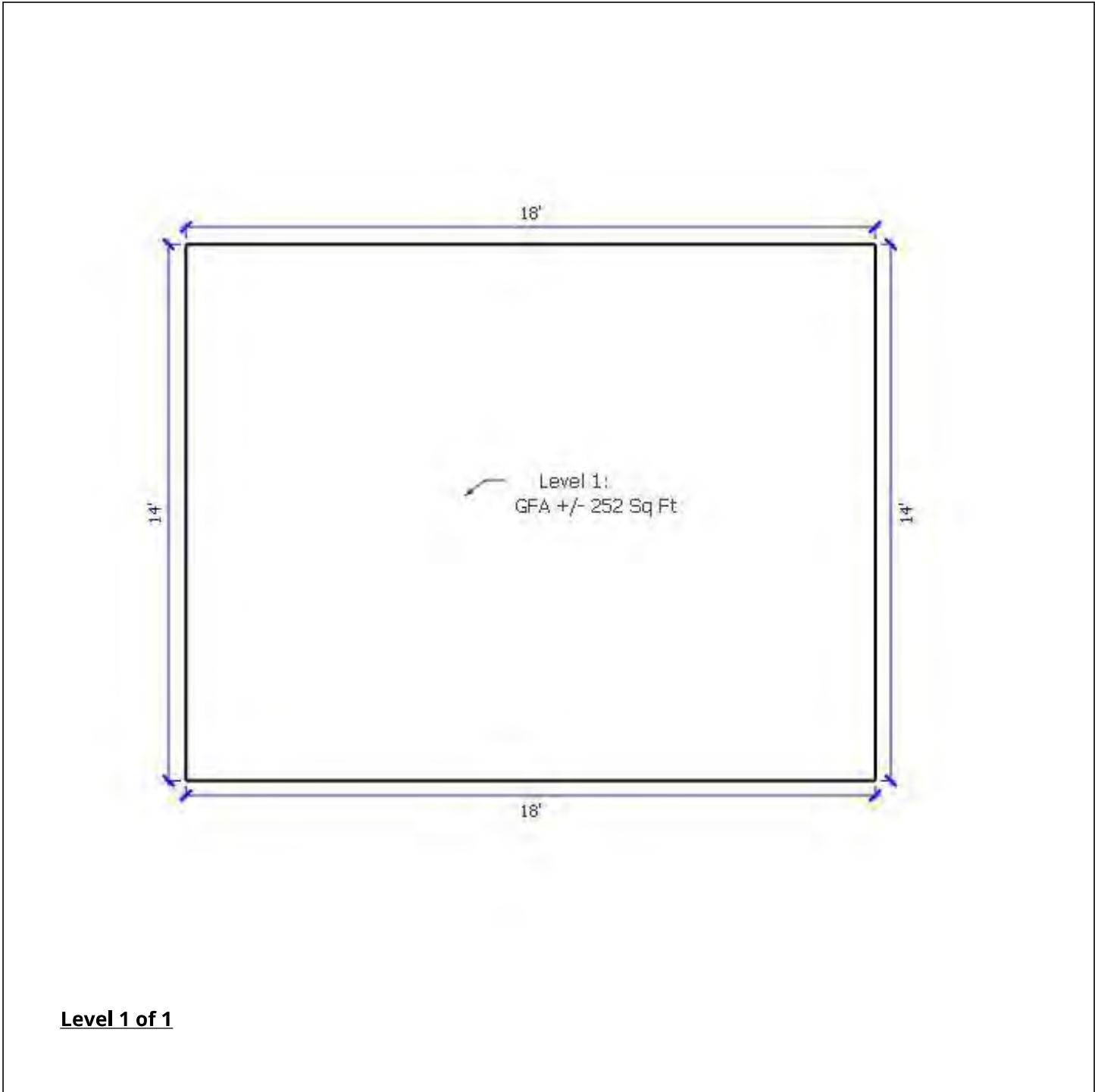
Level 1 of 1


<p>FELTEN PROPERTY ASSESSMENT TEAM</p>		<p>SKETCH DETAILS</p>
<p>Insurance Appraisals - Reserve Studies - Windstorm Mitigation</p>		<p>Bayside Key Homeowners</p>
<p>Phone: 866.568.7853 Email: info@fpat.com</p>		<p>Tampa, FL</p>
<p>www.fpat.com</p>		<p>Mail Kiosk</p>

Felten Property Assessment Team | 866.568.7853 | info@fpat.com

FPAT File# REN2218302

Building Sketch



FELTEN PROPERTY ASSESSMENT TEAM		SKETCH DETAILS
Insurance Appraisals - Reserve Studies - Windstorm Mitigation		Bayside Key Homeowners
Phone: 866.568.7853 Email: info@fpat.com		Tampa, FL
www.fpat.com		Pool Restroom Building

Felten Property Assessment Team | 866.568.7853 | info@fpat.com

FPAT File# REN2218302

Photographs & Values

This section of the report contains detailed photographs and replacement cost values for each building and site improvement located on the property and insured by Bayside Key Homeowners Association, Inc..



Building Detail

5907-21 Bayside Key Dr
8-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$1,004,501	\$59,122	\$945,379	\$255,252	\$690,127

8-Unit, Type II



Exterior Elevation Photographs



SUPPORTING PHOTOGRAPHS FOR: 5907-21 Bayside Key Dr, 8-Unit Risk



Roof Overview Photographs



Building Detail

5916-26 Bayside Key Dr
6-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$765,060	\$45,872	\$719,188	\$194,181	\$525,007

Typical 6-Unit Risk



Exterior Elevation Photographs



Roof Overview Photographs



Building Detail

5927-41 Bayside Key Dr
8-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$1,005,064	\$59,122	\$945,942	\$255,404	\$690,538

8-Unit, Type I



Exterior Elevation Photographs



Roof Overview Photographs



Building Detail

5932-42 Bayside Key Dr
6-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$765,060	\$45,872	\$719,188	\$194,181	\$525,007

Typical 6-Unit Risk



Exterior Elevation Photographs





Roof Overview Photographs



Building Detail

6001-15 Bayside Key Dr
8-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$1,004,501	\$59,122	\$945,379	\$255,252	\$690,127

8-Unit, Type II



Exterior Elevation Photographs



SUPPORTING PHOTOGRAPHS FOR: 6001-15 Bayside Key Dr, 8-Unit Risk



Roof Overview Photographs



Building Detail

6002-12 Bayside Key Dr
6-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$765,060	\$45,872	\$719,188	\$194,181	\$525,007

Typical 6-Unit Risk



Exterior Elevation Photographs





Roof Overview Photographs



Building Detail

6021-35 Bayside Key Dr
8-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$1,005,064	\$59,122	\$945,942	\$255,404	\$690,538

8-Unit, Type I



Exterior Elevation Photographs





Roof Overview Photographs



Building Detail

6101-19 Bayside Key Dr
10-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$1,244,199	\$72,371	\$1,171,828	\$316,394	\$855,434

Typical 10-Unit Risk



Exterior Elevation Photographs





Roof Overview Photographs



Building Detail

6125-43 Bayside Key Dr
10-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$1,244,199	\$72,371	\$1,171,828	\$316,394	\$855,434

Typical 10-Unit Risk



Exterior Elevation Photographs



SUPPORTING PHOTOGRAPHS FOR: 6125-43 Bayside Key Dr, 10-Unit Risk



Roof Overview Photographs



Building Detail

6201-15 Bayside Key Dr
8-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$1,005,064	\$59,122	\$945,942	\$255,404	\$690,538

8-Unit, Type I



Exterior Elevation Photographs





Roof Overview Photographs



Building Detail

6202-16 Bayside Key Dt
8-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$1,005,064	\$59,122	\$945,942	\$255,404	\$690,538

8-Unit, Type I



Exterior Elevation Photographs



SUPPORTING PHOTOGRAPHS FOR: 6202-16 Bayside Key Dt, 8-Unit Risk



Roof Overview Photographs



Building Detail

6222-36 Bayside Key Dr
8-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$1,005,064	\$59,122	\$945,942	\$255,404	\$690,538

8-Unit, Type I



Exterior Elevation Photographs





Roof Overview Photographs



Building Detail

6225-35 Bayside Key Dr
6-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$765,060	\$45,872	\$719,188	\$194,181	\$525,007

Typical 6-Unit Risk



Exterior Elevation Photographs





Roof Overview Photographs



Building Detail

6302-12 Bayside Key Dr
6-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$765,060	\$45,872	\$719,188	\$194,181	\$525,007

Typical 6-Unit Risk



Exterior Elevation Photographs





Building Detail

6316-30 Bayside Key Dr
8-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$1,005,064	\$59,122	\$945,942	\$255,404	\$690,538

8-Unit, Type I



Exterior Elevation Photographs



Roof Overview Photographs



Building Detail

6331-41 Bayside Key Dr
6-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$765,060	\$45,872	\$719,188	\$194,181	\$525,007

Typical 6-Unit Risk



Exterior Elevation Photographs



Roof Overview Photographs



Building Detail

6334-48 Bayside Key Dr
8-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$1,005,064	\$59,122	\$945,942	\$255,404	\$690,538

8-Unit, Type I



Exterior Elevation Photographs



Roof Overview Photographs



Building Detail

6345-55 Bayside Key Dr
6-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$765,060	\$45,872	\$719,188	\$194,181	\$525,007

Typical 6-Unit Risk



Exterior Elevation Photographs



Roof Overview Photographs



Building Detail

6359-73 Bayside Key Dr
8-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$1,005,064	\$59,122	\$945,942	\$255,404	\$690,538

8-Unit, Type I



Exterior Elevation Photographs



Roof Overview Photographs



Building Detail

Pool Restroom Building



FLOOD INSURANCE

REPLACEMENT COST	NFIP INSURABLE REPLACEMENT COST
\$100,838	\$73,612

According to the NFIP General Policy Form, flood insurance should be on an ACV basis with a maximum limit of \$500,000.

HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$100,839	\$9,512	\$91,327	\$24,659	\$66,668



Exterior Elevation Photographs



SUPPORTING PHOTOGRAPHS FOR: Pool Restroom Building,



Interior Photographs



SUPPORTING PHOTOGRAPHS FOR: Pool Restroom Building,



Building Detail

Mail Kiosk



FLOOD INSURANCE

REPLACEMENT COST	NFIP INSURABLE REPLACEMENT COST
\$43,337	\$31,636

According to the NFIP General Policy Form, flood insurance should be on an ACV basis with a maximum limit of \$500,000.

HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$43,337	\$509	\$42,828	\$1,285	\$41,543









Exterior Elevation Photographs



SUPPORTING PHOTOGRAPHS FOR: Mail Kiosk,







Property Site Improvements Detail

Property Improvement	Photo	Description	Replacement Cost
Perimeter Fences, Gates & Equipment			
Automatic Gates		Automatic entry and exit barrier gate operators, 2 of 2	\$13,600
Perimeter Fence		6' Vinyl privacy perimeter fencing +/- 555 Ln Ft	\$35,704
Perimeter Wall		6' Concrete perimeter wall +/- 2,082 Sq Ft	\$437,220
Telephone Entry System		Telephone entry system	\$4,500
Trash Compactor Fence		6' Vinyl privacy trash compactor fencing +/- 112 Ln Ft	\$7,205
Sports Courts			
Tennis Courts		Asphalt tennis court, cost includes playing surface, posts & net	\$157,000



SITE IMPROVEMENTS CONTINUED FROM PREVIOUS PAGE

Property Improvement	Photo	Description	Replacement Cost
Tennis Fence		10' Chain-link tennis court fencing +/- 452 Ln Ft	\$23,493
Swimming Pool Area			
Pool Fence		5' Aluminum picket pool fencing +/- 198 Ln Ft	\$10,390
Swimming Pool		Cast-in-place concrete or gunite sprayed-on concrete swimming pool +/- 1,000 Sq Ft, cost includes the pool, excavation, & filtering equipment	\$164,961
Swimming Pool Deck		Textured concrete swimming pool deck +/- 1,650 Sq Ft	\$18,605



Replacement Cost Calculations

This section of the report contains the CoreLogic Commercial Express calculations for each structure and/or site improvement located on the property and insured by Bayside Key Homeowners Association, Inc.. In many cases identical buildings may be valued using the same replacement cost calculations.

All replacement cost calculations contained in this report meet or exceed Citizens Property Insurance Corporation Minimum Requirements for Non-licensed Commercial Residential Inspections/Valuation.





Valuation Detailed Report

9/23/2022

VALUATION

Valuation Number:	REN2218302	Effective Date:	09/23/2022
Value Basis:	Reconstruction	Expiration Date:	09/23/2023
		Cost as of:	03/2022

BUSINESS

Bayside Key Homeowners Association, Inc.
 5907-6373 Bayside Key
 Tampa, FL 33615 USA

LOCATION 1 - Bayside Key Homeowners Association, Inc.

Bayside Key Homeowners Association, Inc.
 5907-6373 Bayside Key
 Tampa, FL 33615 USA

Location Adjustments

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

BUILDING 1 - Typical 6-Unit Risk, Hazard

Section 1

SUPERSTRUCTURE

Occupancy:	100% Row House, w/o Interior Finishes	Story Height:	9.75 ft.
Construction Type:	50% Masonry (ISO 2) 50% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	7,391 sq.ft.	Gross Perimeter:	669 ft.
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Depreciation:	27%	Condition:	Good
	Effective Age: 22 years		
Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

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

Policy Number: REN2218302

9/23/2022

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				\$1,012
Foundations			\$25,851	\$32,150
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$227,157	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Stucco on Frame			
	50% Stucco on Masonry			
Structural Floor				
Roof			\$77,880	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$154,984	
Floor Finish	100% None			
Ceiling Finish	100% Drywall			
Partitions				
Length				
Structure	100% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$164,470	\$12,710
Heating	97% Forced Warm Air			
Cooling	97% Forced Cool Air			
Fire Protection				
Plumbing				
Electrical	100% Average Quality			

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Valuation Detailed Report

Policy Number: REN2218302

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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Elevators				
Built-ins			\$50,741	
SUBTOTAL RC			\$701,084	\$45,872
Depreciated Cost (73%)			\$511,791	\$33,486
ADDITIONS				
Building Items			\$18,104	
Total Additions			\$18,104	
TOTAL RC Section 1			\$719,188	\$45,872
TOTAL ACV			\$525,007	\$33,486

TOTAL RC BUILDING 1 Typical 6-Unit Risk, Hazard			\$719,188	\$45,872
TOTAL ACV			\$525,007	\$33,486

BUILDING 2 - Typical 8-Unit Risk, Type I, Hazard

Section 1

SUPERSTRUCTURE

Occupancy:	100% Row House, w/o Interior Finishes	Story Height:	9.75 ft.
Construction Type:	50% Masonry (ISO 2) 50% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	9,854 sq.ft.	Gross Perimeter:	846 ft.
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Depreciation:	27%	Condition:	Good
	Effective Age: 22 years		

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				

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Valuation Detailed Report

Policy Number: REN2218302

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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Site Preparation				\$1,349
Foundations			\$34,466	\$40,826
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$292,741	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Stucco on Frame			
	50% Stucco on Masonry			
Structural Floor				
Roof			\$101,688	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$205,951	
Floor Finish	100% None			
Ceiling Finish	100% Drywall			
Partitions				
Length				
Structure	100% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$219,287	\$16,947
Heating	97% Forced Warm Air			
Cooling	97% Forced Cool Air			
Fire Protection				
Plumbing				
Electrical	100% Average Quality			
Elevators				
Built-ins			\$67,650	
SUBTOTAL RC			\$921,783	\$59,122
Depreciated Cost (73%)			\$672,902	\$43,159

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

Policy Number: REN2218302

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ADDITIONS

Building Items \$24,159

Total Additions \$24,159

TOTAL RC Section 1 \$945,942 \$59,122

TOTAL ACV \$690,538 \$43,159

TOTAL RC BUILDING 2 Typical 8-Unit Risk, Type I, Hazard \$945,942 \$59,122

TOTAL ACV \$690,538 \$43,159

BUILDING 3 - Typical 8-Unit Risk, Type II, Hazard

Section 1

SUPERSTRUCTURE

Occupancy: 100% Row House, w/o Interior Finishes Story Height: 9.75 ft.

Construction Type: 50% Masonry (ISO 2) Number of Stories: 2
50% Frame (ISO 1)

Gross Floor Area: 9,854 sq.ft. Gross Perimeter: 846 ft.

Construction Quality: 2.0 - Average

Year Built:

Adjustments

Depreciation: 27% Condition: Good
Effective Age: 22 years

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				\$1,349
Foundations			\$34,466	\$40,826
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.

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Valuation Detailed Report

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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Exterior			\$292,741	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Stucco on Frame			
	50% Stucco on Masonry			
Structural Floor				
Roof			\$101,688	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$205,951	
Floor Finish	100% None			
Ceiling Finish	100% Drywall			
Partitions				
Length				
Structure	100% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$219,287	\$16,947
Heating	97% Forced Warm Air			
Cooling	97% Forced Cool Air			
Fire Protection				
Plumbing				
Electrical	100% Average Quality			
Elevators				
Built-ins			\$67,650	
SUBTOTAL RC			\$921,783	\$59,122
Depreciated Cost (73%)			\$672,902	\$43,159
ADDITIONS				
Building Items			\$23,596	
Total Additions			\$23,596	
TOTAL RC Section 1			\$945,379	\$59,122
TOTAL ACV			\$690,127	\$43,159

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TOTAL RC BUILDING 3 Typical 8-Unit Risk, Type II, Hazard	\$945,379	\$59,122
TOTAL ACV	\$690,127	\$43,159

BUILDING 4 - Typical 10-Unit Risk, Hazard

Section 1

SUPERSTRUCTURE

Occupancy:	100% Row House, w/o Interior Finishes	Story Height:	9.75 ft.
Construction Type:	50% Masonry (ISO 2) 50% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	12,314 sq.ft.	Gross Perimeter:	1,023 ft.
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Depreciation:	27%	Condition:	Good
	Effective Age: 22 years		

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				\$1,686
Foundations			\$43,071	\$49,501
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$358,292	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Stucco on Frame			
	50% Stucco on Masonry			

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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Structural Floor				
Roof			\$125,477	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$256,785	
Floor Finish	100% None			
Ceiling Finish	100% Drywall			
Partitions				
Length				
Structure	100% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$274,075	\$21,184
Heating	97% Forced Warm Air			
Cooling	97% Forced Cool Air			
Fire Protection				
Plumbing				
Electrical	100% Average Quality			
Elevators				
Built-ins			\$84,538	
SUBTOTAL RC			\$1,142,238	\$72,371
Depreciated Cost (73%)			\$833,833	\$52,830
ADDITIONS				
Building Items			\$29,590	
Total Additions			\$29,590	
TOTAL RC Section 1			\$1,171,828	\$72,371
TOTAL ACV			\$855,434	\$52,830
TOTAL RC BUILDING 4 Typical 10-Unit Risk, Hazard			\$1,171,828	\$72,371
TOTAL ACV			\$855,434	\$52,830
BUILDING 5 - Pool Restroom Building, Hazard				

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Valuation Detailed Report

Policy Number: REN2218302

9/23/2022

Section 1

SUPERSTRUCTURE

Occupancy:	100% Park Restroom Building	Story Height:	10 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	2
Gross Floor Area:	252 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Depreciation:	27%	Condition:	Good
	Effective Age: 22 years		
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				\$34
Foundations			\$881	\$3,442
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$28,227	
Framing				
Exterior Wall	15% Wall Openings			
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$6,706	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			

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Valuation Detailed Report

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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Interior			\$8,700	
Floor Finish	100% Tile, Ceramic			
Ceiling Finish		100% Drywall 100% Paint		
Partitions				
Length		21 ft.		
Structure	100% Studs, Girts, etc.			
Finish	25% Drywall 100% Paint			
Mechanicals			\$46,667	\$6,035
Heating				
Cooling				
Fire Protection		0% Sprinkler System 0% Manual Fire Alarm System 0% Automatic Fire Alarm System		
Plumbing	10 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger 0 Freight		
Built-ins			\$146	

TOTAL RC Section 1			\$91,327	\$9,512
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TOTAL ACV	Depreciated Cost (73%)		\$66,668	\$6,943
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TOTAL RC BUILDING 5 Pool Restroom Building, Hazard			\$91,327	\$9,512
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TOTAL ACV			\$66,668	\$6,943
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BUILDING 6 - Pool Restroom Building, Flood

Section 1

SUPERSTRUCTURE			
Occupancy:	100% Park Restroom Building	Story Height:	10 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	2
Gross Floor Area:	252 sq.ft.	Irregular Adjustment:	None

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Valuation Detailed Report

Policy Number: REN2218302

9/23/2022

Construction Quality: 2.0 - Average

Year Built:

Adjustments

Depreciation: 27% Condition: Good
 Effective Age: 22 years

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			\$34	
Foundations			\$4,323	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$28,227	
Framing				
Exterior Wall	15% Wall Openings			
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$6,706	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$8,700	
Floor Finish	100% Tile, Ceramic			
Ceiling Finish		100% Drywall		
		100% Paint		
Partitions				
Length		21 ft.		

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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Structure	100% Studs, Girts, etc.			
Finish	25% Drywall 100% Paint			
Mechanicals			\$52,702	
Heating				
Cooling				
Fire Protection		0% Sprinkler System 0% Manual Fire Alarm System 0% Automatic Fire Alarm System		
Plumbing	10 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger 0 Freight		
Built-ins			\$146	
TOTAL RC Section 1			\$100,838	
TOTAL ACV	Depreciated Cost (73%)		\$73,612	

TOTAL RC BUILDING 6 Pool Restroom Building, Flood	\$100,838
TOTAL ACV	\$73,612

BUILDING 7 - Mail Kiosk, Hazard

Section 1

SUPERSTRUCTURE

Occupancy:	100% Canopy	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	2
Gross Floor Area:	109 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Depreciation:	3%	Condition:	Good
	Effective Age: 2 years		

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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				\$15
Foundations			\$371	\$494
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$10,309	
Framing				
Exterior Wall	28% Wall Openings			
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$2,755	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$1,025	
Floor Finish				
Ceiling Finish		100% Drywall		
		100% Paint		
		100% Textured Finish		
Partitions				
Length				
Structure	100% Studs, Girts, etc.			
Finish	100% Paint			
Mechanicals			\$739	
Heating				
Cooling				

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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Fire Protection		0% Sprinkler System 0% Manual Fire Alarm System 0% Automatic Fire Alarm System		
Plumbing				
Electrical	100% Average Quality			
Elevators		0 Passenger 0 Freight		
Built-ins				
SUBTOTAL RC			\$15,200	\$509
Depreciated Cost (97%)			\$14,744	\$493
ADDITIONS				
Building Items			\$27,628	
Total Additions			\$27,628	
TOTAL RC Section 1			\$42,828	\$509
TOTAL ACV			\$41,543	\$493
TOTAL RC BUILDING 7 Mail Kiosk, Hazard			\$42,828	\$509
TOTAL ACV			\$41,543	\$493

BUILDING 8 - Mail Kiosk, Flood

Section 1

SUPERSTRUCTURE

Occupancy:	100% Canopy	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	2
Gross Floor Area:	109 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			
Adjustments			
Depreciation:	27%	Condition:	Good
	Effective Age: 22 years		
Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent

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Valuation Detailed Report

Policy Number: REN2218302

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Site Position: Unknown

Soil Condition:

Excellent

Fees

Architect Fees: 7% is included

Overhead and Profit: 20% is included

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Valuation Detailed Report

Policy Number: REN2218302

9/23/2022

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation			\$15	
Foundations			\$865	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$10,309	
Framing				
Exterior Wall	28% Wall Openings			
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$2,755	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$1,025	
Floor Finish				
Ceiling Finish		100% Drywall		
		100% Paint		
		100% Textured Finish		
Partitions				
Length				
Structure	100% Studs, Girts, etc.			
Finish	100% Paint			
Mechanicals			\$739	
Heating				
Cooling				
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing				

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Valuation Detailed Report

Policy Number: REN2218302

9/23/2022

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical	100% Average Quality			
Elevators		0 Passenger		
		0 Freight		
Built-ins				
SUBTOTAL RC			\$15,709	
Depreciated Cost (73%)			\$11,467	
ADDITIONS				
Building Items			\$27,628	
Total Additions			\$27,628	
TOTAL RC Section 1			\$43,337	
TOTAL ACV			\$31,636	
TOTAL RC BUILDING 8 Mail Kiosk, Flood			\$43,337	
TOTAL ACV			\$31,636	
		Reconstruction	Sq.Ft.	\$/Sq.Ft. Depreciated
LOCATION SUBTOTAL (All Buildings)		\$4,060,667	40,135	\$101 \$2,974,566
LOCATION ADDITIONS				
Custom Items				
Swimming Pool +/- 1,000 SF		\$164,961		\$164,961
Pool Deck +/- 1,650 SF		\$18,605		\$18,605
5' Alum Picket Pool Fencing +/- 198 LF		\$10,390		\$10,390
Telephone Entry		\$4,500		\$4,500
Entry and Exit Barrier Gates, 2 of 2		\$13,600		\$13,600
6' Vinyl Privacy Trash Enclosure +/- 112 LF		\$7,205		\$7,205
6' Vinyl Privacy Per Fencing +/- 555 LF		\$35,704		\$35,704
6' Concrete Perimeter Wall +/- 2,082 LF		\$437,220		\$437,220
Tennis Courts, 2 of 2		\$157,000		\$157,000
10' Tennis Fencing +/- 452 LF		\$23,493		\$23,493
Location Additions Value		\$872,678		\$872,678
LOCATION TOTAL, Location 1		\$4,933,345	40,135	\$123 \$3,847,244

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EQUIPMENT REPORT

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	Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
VALUATION GRAND TOTAL	\$4,933,345	40,135	\$123	\$3,847,244

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Valuation Detailed Report

EQUIPMENT REPORT

Policy Number: REN2218302

9/23/2022

VALUATION

Valuation Number:	REN2218302	Effective Date:	09/23/2022
Value Basis:	Reconstruction	Expiration Date:	09/23/2023
		Cost as of:	03/2022

BUSINESS

Bayside Key Homeowners Association, Inc.
 5907-6373 Bayside Key
 Tampa, FL 33615 USA

LOCATION 1 - Bayside Key Homeowners Association, Inc.

Bayside Key Homeowners Association, Inc.
 5907-6373 Bayside Key
 Tampa, FL 33615 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 1, Section 1		
Building Items		
Canopies		
(1) Wood Frame w/Pitched Roof Deck, Wall supported	\$11,121	\$8,119
Foundations		
(1) Foundations - Reinforced concrete, Volume	\$6,983	\$5,098
Building 2, Section 1		
Building Items		
Canopies		
(1) Wood Frame w/Pitched Roof Deck, Wall supported	\$14,841	\$10,834
Foundations		
(1) Foundations - Reinforced concrete, Volume	\$9,319	\$6,803
Building 3, Section 1		
Building Items		
Canopies		
(1) Wood Frame w/Pitched Roof Deck, Wall supported	\$14,487	\$10,576
Foundations		
(1) Foundations - Reinforced concrete, Volume	\$9,108	\$6,649
Building 4, Section 1		

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Equipment: Building items and site improvements		
	Replacement	Depreciated
Building Items		
Canopies		
(1) Wood Frame w/Pitched Roof Deck, Wall supported	\$18,170	\$13,264
Foundations		
(1) Foundations - Reinforced concrete, Volume	\$11,421	\$8,337
Building 7, Section 1		
Building Items		
Mail		
(152) Mail Boxes - Aluminum, 5 In x 6 In	\$21,037	\$20,406
(6) Mail Boxes - Aluminum, 5 In x 12 In	\$1,453	\$1,410
(1) Mail Chutes - Collection boxes, Aluminum	\$4,308	\$4,178
(2) Mail Boxes - Aluminum, 10 In x 12 In	\$830	\$805
Building 8, Section 1		
Building Items		
Mail		
(152) Mail Boxes - Aluminum, 5 In x 6 In	\$21,037	\$15,357
(6) Mail Boxes - Aluminum, 5 In x 12 In	\$1,453	\$1,061
(1) Mail Chutes - Collection boxes, Aluminum	\$4,308	\$3,145
(2) Mail Boxes - Aluminum, 10 In x 12 In	\$830	\$606
LOCATION 1 Additions		
Custom Items		
(1) Swimming Pool +/- 1,000 SF	\$164,961	\$164,961
(1) Pool Deck +/- 1,650 SF	\$18,605	\$18,605
(1) 5' Alum Picket Pool Fencing +/- 198 LF	\$10,390	\$10,390
(1) Telephone Entry	\$4,500	\$4,500
(1) Entry and Exit Barrier Gates, 2 of 2	\$13,600	\$13,600
(1) 6' Vinyl Privacy Trash Enclosure +/- 112 LF	\$7,205	\$7,205
(1) 6' Vinyl Privacy Per Fencing +/- 555 LF	\$35,704	\$35,704
(1) 6' Concrete Perimeter Wall +/- 2,082 LF	\$437,220	\$437,220
(1) Tennis Courts, 2 of 2	\$157,000	\$157,000
(1) 10' Tennis Fencing +/- 452 LF	\$23,493	\$23,493
LOCATION 1 - Bayside Key Homeowners Association, Inc.	\$1,023,384	\$989,324
TOTAL		

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TOTAL	\$1,023,384	\$989,324
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To update please call us at 866-568-7853 or email us at info@fpataadjusters.com for pricing and more information.

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