



**REPLACEMENT COST VALUATION  
FOR INSURANCE PURPOSES**



For:

**THE WESTWIND AT TREASURE ISLAND CONDOMINIUM ASSOCIATION, INC.  
225 104th Avenue  
Treasure Island, Florida 33706**



## REPLACEMENT COST VALUATION REPORT FOR INSURANCE PURPOSES

**SUBJECT PROPERTY:** THE WESTWIND AT TREASURE ISLAND CONDOMINIUM ASSOCIATION, INC.

**MAIN ADDRESS:**

225 104th Avenue

Treasure Island, Florida 33706

**FILE #:** R-008528

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

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

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

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

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

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

### DEFINITIONS:

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

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

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

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

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

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

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

1. The preparer and/or Prestar, LLC will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this replacement cost valuation. The preparer assumes that the title is good and marketable and will not render any opinions about the title.
2. The preparer has reviewed the sketch(es) in this replacement cost valuation report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the preparer's determination of its size.
3. The preparer and others involved in the preparation of this report will not give testimony or appear in court because he or she made a replacement cost valuation of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The preparer has reviewed in this replacement cost valuation report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this replacement cost valuation. Unless otherwise stated in this replacement cost valuation report, the preparer has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The preparer will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the preparer is not an expert in the field of environmental hazards, this replacement cost valuation report must not be considered as an environmental assessment of the property.
5. The preparer has based his or her replacement cost valuation report and estimated replacement cost conclusion subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.
6. The conclusions presented in this report are estimates based on the data available or assembled by the preparer. These conclusions must be considered opinions and not facts.
7. The preparer has had to rely on various sources to accumulate data on construction materials and labors cost in the area in order to arrive at his or her estimate of the replacement cost for the subject property. The information obtained from these sources is considered to be reliable and correct but is not guaranteed. No liability is assumed as a result of inaccuracies or errors in such information or estimates, although all reasonable efforts have been made to confirm them.
8. Replacement cost conclusions in this report are based on the best available data available as of the effective date of this report. Replacement costs will typically increase during and after natural disasters, such as hurricanes and earthquakes, and will be affected by changing economic conditions and the availability of materials and labor, among other uncontrollable factors.

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

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

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. That our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined replacement cost value or direction in replacement cost value that favors the cause of the client, the amount of the replacement cost value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this replacement cost valuation.
7. This replacement cost valuation report does not constitute a real estate appraisal, does not determine market value, and is not intended to be used for lending purposes.
8. A physical inspection of this property was performed on 03-29-2023.

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



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



**THE WESTWIND AT TREASURE ISLAND CONDOMINIUM ASSOCIATION, INC.  
BUILDING SCHEDULE**

BLDG #	STYLE	ADDRESS	# STORIES	# UNITS	NET SF	BALCONY / WALKWAY AREA	GROSS SF
1	A	225 104TH AVENUE	2	20	15,732.0	2,094.0	17,826.0
		<b>TOTALS</b>		<b>20</b>	<b>15,732.0</b>	<b>2,094.0</b>	<b>17,826.0</b>

**THE WESTWIND AT TREASURE ISLAND CONDOMINIUM ASSOCIATION, INC.**  
**SUMMARY OF ESTIMATED REPLACEMENT COSTS - STANDARD AND FLOOD HAZARD**  
**AS OF APRIL 28, 2023**

<b>BLDG #</b>	<b>STYLE</b>	<b>REPLACEMENT COST (FLOOD)</b>	<b>BELOW GROUND INSURANCE EXCLUSIONS</b>	<b>OTHER UNIT EXCLUSIONS</b>	<b>EXCLUDED (INSURABLE) REPLACEMENT COST (STANDARD)</b>	<b>DEPRECIATED REPLACEMENT COST (FLOOD)</b>	<b>DEPRECIATED REPLACEMENT COST (STANDARD)</b>
1	A	3,138,134	116,013	637,535	2,384,586	2,720,041	2,071,989
<b>BLDG TOTALS</b>		<b>3,138,134</b>	<b>116,013</b>	<b>637,535</b>	<b>2,384,586</b>	<b>2,720,041</b>	<b>2,071,989</b>
<b>OTHER TOTALS*</b>		<b>152,300</b>	<b>0</b>	<b>0</b>	<b>152,300</b>	<b>129,455</b>	<b>129,455</b>
<b>GRAND TOTALS</b>		<b>3,290,434</b>	<b>116,013</b>	<b>637,535</b>	<b>2,536,886</b>	<b>2,849,496</b>	<b>2,201,444</b>

\* See attached Amenities Listing for details if applicable.

**THE WESTWIND AT TREASURE ISLAND CONDOMINIUM ASSOCIATION, INC.**  
**COMBINED BUILDING SCHEDULE / SUMMARY OF COSTS- STANDARD AND FLOOD HAZARD**  
**AS OF APRIL 28, 2023**

BLDG #	STYLE	ADDRESS	# STORIES	# UNITS	NET SF	TOTAL INSURABLE VALUE- FLOOD HAZARD	TOTAL INSURABLE VALUE- STANDARD HAZARD
1	A	225 104TH AVENUE	2	20	15,732	3,138,134	2,384,586
<b>BLDG TOTALS</b>				<b>20</b>	<b>15,732</b>	<b>3,138,134</b>	<b>2,384,586</b>
<b>OTHER TOTALS*</b>						<b>152,300</b>	<b>152,300</b>
<b>GRAND TOTALS</b>						<b>3,290,434</b>	<b>2,536,886</b>

\* See Amenities Listing for details if applicable.

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

**WESTWIND AT TREASURE ISLAND CONDOMINIUM ASSOCIATION, INC.**  
**AMENITIES LISTING**

ITEM REQUESTED	LOCATION	DESCRIPTION	TOTAL COST
DOCKS	CANAL	WOOD PILINGS & DECK W/ UTILITY STATION	42,600
EQUIPMENT	POOL AREA	ENCLOSURE, FIBERGLASS	4,900
EQUIPMENT	ENTRY	MAILBOXES, PEDESTAL STYLE	2,950
EQUIPMENT	POOL AREA	SHOWER STATION, VINYL POST W/ 2-FIXTURES	2,900
FENCING / WALLS	ENTRY	COLUMNS, MASONRY W/ LIGHT	2,300
FENCING / WALLS	POOL AREA	METAL W/ METAL GATES	6,000
FENCING / WALLS	REAR	VINYL 5'H	200
LIGHTING	ENTRY	FLOOD / LANDSCAPE	5,600
POOL	POOL AREA	IN-GROUND W/ STANDARD EQUIPMENT	56,350
POOL DECK	POOL AREA	PAVERS	24,400
SIGNAGE	ENTRY	DIRECTIONAL, WOOD ON VINYL POSTS	550
TRASH ENCLOSURE	ENTRY	VINYL W/ VINYL GATES	3,550
		<b>TOTAL REQUESTED AMENITIES</b>	<b>152,300</b>



Inspection Information			
File Number:	R-008528	Site Contact:	Maggie Caceres
Property Name:	Westwind at Treasure Island	Site Phone Number:	(727) 432-2181
Inspection Date:	03-29-2023	Date of Report:	04-28-2023
Report Information			
Insured Name:	THE WESTWIND AT TREASURE ISLAND CONDOMINIUM ASSOCIATION, INC.	Property Address:	225 104th Avenue Treasure Island Florida 33706
Type of Property:	Condominium, Res	Request Date	03-31-2023
Business Operations			
Insured is:	Building Owner	Years in Operation:	13 Years 0 Months
Insured is a:	Corporation	Years at this Location:	13
Occupancies / Exposures			
Building Occupancy Type(s):	Residential condominiums	Commercial Total Number of Units:	0
Residential - Total Number of Units:	20	Approximate Square Feet of Commercial Space:	0
Approximate Owner-Occupied Units:	0	Explain Commercial Use:	None
Approximate Units Leased Long Term (≥ 6 Months):	2	Commercial Cooking Exposure:	No
Approximate Units Rented Short Term (< 12 Months):	18	Seasonal Business, If Yes Explain:	No
Approximate Vacant Units	0	Timeshare/Hotel/Motel Use:	No
Approximate Units for Sale:	0	Any Landmarks or Historical Buildings:	No.
Area Surroundings			
	Local Area Description:	Residential;Commercial / Mercantile	
North:	Paved road;Commercial	East:	Intracoastal Waterway;Residential
South:	Residential;Intracoastal Waterway	West:	Paved road;Commercial;Park

Construction			
Number of Buildings:	1	Number of Stories:	2
Year Built:	1967	Total Net Square Feet:	15,732
Construction Quality:	Average	Net Square Feet of Key Building:	15,732
Construction Class (ISO):	Joisted Masonry (2)	Exterior Wall Construction:	Reinforced Masonry w/ Stucco; Reinforced Masonry w/ Fiberboard Siding
Mixed Construction (If Yes See Narrative):	No	Ceiling Covering:	Drywall
Interior Wall Covering:	Drywall	Common Area Floor Coverings:	Tile
Floor Construction:	Reinforced Concrete	Roof System:	Comp. Shingles
Roof Geometry:	Hipped Roof	Roof Pitch (Hipped/Gable):	Low Pitch (1:12 - 6:12)
Roof Structure:	Wood Purlins / Trusses	Age of Roof Covering (Years):	11
Visible Roof Damage or Leaks:	No	Flashing/Drains/Gutters in Good Condition:	Yes
Elevator(s):	No	Porches/Decks:	Reinforced concrete
If Yes, Number of Elevators and Condition:	N/A	Balconies/Walkways:	Reinforced Concrete
Fireplaces:	None	Balcony/Walkway/Porch Condition:	Good
Electrical			
Service Type:	Circuit Breakers	Date of Last Service or Upgrade to Electrical:	Varies
Date Last Rewired:	2007	Age of Wiring:	16 Years
Plumbing			
Type of Plumbing:	PVC; Copper	Date of Last Services or Upgrade to Plumbing:	Varies
Evidence of Leaks:	No		
HVAC			
Type of Heating:	Individual	Is Heating Enclosed:	No
Type of Air Conditioning:	Individual	If Enclosed, Is Heating Vented:	N/A
HVAC Fuel:	Electric	Date of Last Service or Upgrade to HVAC:	Varies

Protections			
Adequate Number of Fire Extinguishers:	Yes	Are Fire Extinguishers Properly Tagged:	Yes
Fire Alarms:	Local	Fire Alarms - How Often Tested:	Annual
Smoke Detectors:	Hardwired;Battery	Manual Pull Stations:	Yes
Fire Sprinkler System:	None	Sprinklers - How Often Tested:	N/A
Standpipes:	No	Areas Covered by Sprinkler System:	N/A
Fire Department:	Paid	Distance to Fire Department:	Less than Two Miles
Crime Exposure:	Average	Security Systems:	None
Security Guards:	None	Guard Hours:	N/A
Gated Community/Secure Building:	None	Gate Hours:	N/A
ISO Public Fire Protection Class (1-10):	2	Generator:	No
Wind Protections			
Miles to Tidal Water:	0.01	Wood Roof:	Yes
Roof Anchor:	Unknown	Tie Downs Were Verified:	Could Not Verify
Roof Parapets:	No	Roof Parapets Height (Inches):	0
Cladding System:	Reinforced Masonry;Other	Basement:	No Basement
Grade Floor Design:	Partially enclosed;Other	Contents Vulnerability:	Average
Impact Resistant Windows/Doors?	Unknown	Hurricane Shutters:	No
Procedures for Unprotected Openings:	No	Doors and Windows Appear Properly Sealed:	Yes
Equipment on Roof:	None	Equipment on Walls:	None
Special Hazards			
Wet or Dry Rot:	None	Insect Infestation or Swarming:	None
Repeated Water Damage:	None	Settling or Cracking	None
Rusted Rebar:	None	Housekeeping Rating:	Good
Maintenance Rating:	Good		

### 5 Year Loss History

Loss 1 - Description: None reported or discovered

Loss 1 - Amount: N/A

Loss 2 - Description: None reported or discovered

Loss 2 - Amount: N/A

### Narrative Comments

#### Construction:

The risk is a 2-story joisted masonry building (Style A) constructed in 1967. Exterior walls are reinforced masonry with stucco and fiberboard siding, floors are reinforced concrete, and the roof is wood truss with a composite shingle cover. The building consists of three sections connected by reinforced concrete walkways. It was reported the building underwent extensive renovations in 2007 which included new electrical and HVAC systems and that the roof cover was replaced in 2012. No other recent overall upgrades to major systems were reported. Units are individually owned, and upgrades to interior electrical, plumbing, and HVAC systems vary per unit. The building and grounds appear to be well maintained.

#### Operations:

The insured operates a twenty-unit condominium building at this location. There is a pool and docks available to the residents.

#### Protections:

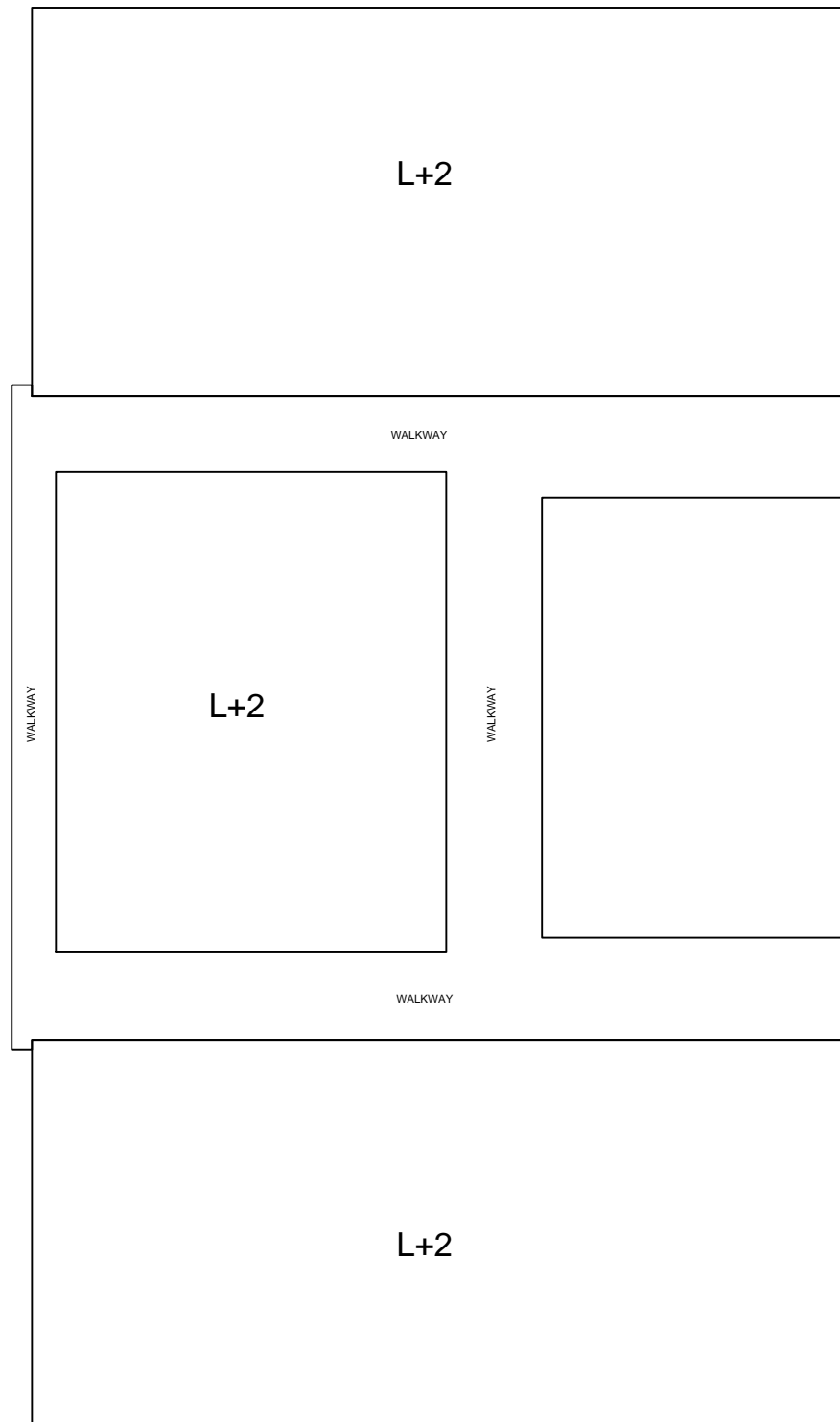
The building is not sprinklered; it is equipped with hardwired smoke detectors with battery back up, pull stations with local and central alarm, and properly inspected & tagged fire extinguishers. A fire station and adequate fire hydrants are located within close proximity.

#### Hazards:

No unusual hazards were noted.

#### Prior Losses:

None reported or discovered.



## STYLE A: 225 104TH AVENUE



# Valuation Detailed Report

MSB Property Express

Prestar, LLC

4/28/2023

## VALUATION

Valuation Number:	R-008528	Effective Date:	04/28/2023
Value Basis:	Reconstruction	Expiration Date:	04/27/2024
		Cost as of:	03/2023

## BUSINESS

Westwind at Treasure Island Condo Assn, Inc.

225 104th Ave

Treasure Island, FL 33706-4868 USA

## LOCATION 1 - Westwind at Treasure Island Condo Assn, Inc.

Westwind at Treasure Island Condo Assn, Inc.

225 104th Ave Galaxie

Treasure Island, FL 33706-4868 USA

## Location Adjustments

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

## BUILDING 1 - STYLE A

### Section1

#### SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	50% Masonry (ISO 2) 50% Reinforced Concrete Frame (ISO 6)	Number of Stories:	2
Gross Floor Area:	6,080 sq.ft.	Gross Perimeter:	472 ft.
Construction Quality:	2.0 - 2.0 - Average		
Year Built:			

#### Adjustments

Depreciation:	14%	Condition:	Good
	Effective Age: 16 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.

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

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# Valuation Detailed Report

MSB Property Express

Prestar, LLC

Policy Number: R-008528

4/28/2023

## Fees

Architect Fees: 7% is included

Overhead and Profit: 20% is included

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
<b>SUPERSTRUCTURE</b>				
Site Preparation				\$937
Foundations			\$23,944	\$25,929
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$241,524	
Framing				
Exterior Wall	20% Wall Openings			
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$120,924	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$193,830	
Floor Finish				
Ceiling Finish				
Partitions				
Length				
Structure				
Finish				
Mechanicals			\$205,420	\$17,347
Heating	100% Forced Warm Air			
Cooling	100% Forced Cool Air			
Fire Protection	0% Sprinkler System			
	100% Manual Fire Alarm System			
	0% Automatic Fire Alarm System			

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# Valuation Detailed Report

MSB Property Express

Prestar, LLC

Policy Number: R-008528

4/28/2023

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Plumbing	40 Total Fixtures			
Electrical	100% Average Quality			
Elevators				
Built-ins			\$71,893	
SUBTOTAL RC			\$857,536	\$44,212
Depreciated Cost (87%)			\$737,481	\$38,023
ADDITIONS				
Custom Items				
Walkway / Canopy			\$57,650	
Total Additions			\$57,650	
TOTAL RC Section1			\$915,186	\$44,212
TOTAL ACV			\$795,131	\$38,023

## Section2

### SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	50% Masonry (ISO 2) 50% Reinforced Concrete Frame (ISO 6)	Number of Stories:	2
Gross Floor Area:	3,572 sq.ft.	Gross Perimeter:	340 ft.
Construction Quality:	2.0 - 2.0 - Average		
Year Built:			

### Adjustments

Depreciation:	14%	Condition:	Good
	Effective Age: 16 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				\$551

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# Valuation Detailed Report

MSB Property Express

Prestar, LLC

Policy Number: R-008528

4/28/2023

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Foundations			\$14,067	\$18,364
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$159,320	
Framing				
Exterior Wall	20% Wall Openings			
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$76,770	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$115,816	
Floor Finish				
Ceiling Finish				
Partitions				
Length				
Structure				
Finish				
Mechanicals			\$109,554	\$8,673
Heating	100% Forced Warm Air			
Cooling	100% Forced Cool Air			
Fire Protection	0% Sprinkler System			
	100% Manual Fire Alarm System			
	0% Automatic Fire Alarm System			
Plumbing	20 Total Fixtures			
Electrical	100% Average Quality			
Elevators				
Built-ins			\$42,237	
SUBTOTAL RC			\$517,763	\$27,588

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

MSB Property Express

Prestar, LLC

Policy Number: R-008528

4/28/2023

Depreciated Cost (87%)	\$445,277	\$23,726
ADDITIONS		
Custom Items		
Walkway / Canopy	\$36,450	
Total Additions	\$36,450	
<b>TOTAL RC Section2</b>	<b>\$554,213</b>	<b>\$27,588</b>
<b>TOTAL ACV</b>	<b>\$481,727</b>	<b>\$23,726</b>

## Section3

### SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	50% Masonry (ISO 2) 50% Reinforced Concrete Frame (ISO 6)	Number of Stories:	2
Gross Floor Area:	6,080 sq.ft.	Gross Perimeter:	472 ft.
Construction Quality:	2.0 - 2.0 - Average		
Year Built:			

### Adjustments

Depreciation:	14%	Condition:	Good
	Effective Age: 16 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				\$937
Foundations			\$23,944	\$25,929
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$241,524	
Framing				

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# Valuation Detailed Report

MSB Property Express

Prestar, LLC

Policy Number: R-008528

4/28/2023

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Exterior Wall	20% Wall Openings			
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$120,924	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$193,830	
Floor Finish				
Ceiling Finish				
Partitions				
Length				
Structure				
Finish				
Mechanicals			\$205,420	\$17,347
Heating	100% Forced Warm Air			
Cooling	100% Forced Cool Air			
Fire Protection	0% Sprinkler System			
	100% Manual Fire Alarm System			
	0% Automatic Fire Alarm System			
Plumbing	40 Total Fixtures			
Electrical	100% Average Quality			
Elevators				
Built-ins			\$71,893	
SUBTOTAL RC			\$857,536	\$44,212
Depreciated Cost (87%)			\$737,481	\$38,023
ADDITIONS				
Custom Items				
Walkway / Canopy			\$57,650	
Total Additions			\$57,650	

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# Valuation Detailed Report

MSB Property Express

Prestar, LLC

Policy Number: R-008528

4/28/2023

TOTAL RC Section3		\$915,186	\$44,212	
TOTAL ACV		\$795,131	\$38,023	
TOTAL RC BUILDING 1 STYLE A		\$2,384,586	\$116,013	
TOTAL ACV		\$2,071,989	\$99,771	
	Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
LOCATION TOTAL, Location 1	\$2,384,586	15,732	\$152	\$2,071,989
	Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
VALUATION GRAND TOTAL	\$2,384,586	15,732	\$152	\$2,071,989

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# Valuation Detailed Report

MSB Property Express

Prestar, LLC

## EQUIPMENT REPORT

Policy Number: R-008528

4/28/2023

### VALUATION

Valuation Number:	R-008528	Effective Date:	04/28/2023
Value Basis:	Reconstruction	Expiration Date:	04/27/2024
		Cost as of:	03/2023

### BUSINESS

Westwind at Treasure Island Condo Assn, Inc.  
225 104th Ave  
Treasure Island, FL 33706-4868 USA

### LOCATION 1 - Westwind at Treasure Island Condo Assn, Inc.

Westwind at Treasure Island Condo Assn, Inc.  
225 104th Ave Galaxie  
Treasure Island, FL 33706-4868 USA

### Equipment: Building items and site improvements

	Replacement	Depreciated
<b>Building 1, Section1</b>		
Custom Items		
(1) Walkway / Canopy	\$57,650	\$57,650
<b>Building 1, Section2</b>		
Custom Items		
(1) Walkway / Canopy	\$36,450	\$36,450
<b>Building 1, Section3</b>		
Custom Items		
(1) Walkway / Canopy	\$57,650	\$57,650
<b>LOCATION 1 - Westwind at Treasure Island Condo Assn, Inc.</b>	<b>\$151,750</b>	<b>\$151,750</b>
<b>TOTAL</b>		
<b>TOTAL</b>	<b>\$151,750</b>	<b>\$151,750</b>

End of Report

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# Valuation Detailed Report

MSB Property Express

Prestar, LLC

4/28/2023

## VALUATION

Valuation Number:	R-008528-F	Effective Date:	04/28/2023
Value Basis:	Reconstruction	Expiration Date:	04/27/2024
		Cost as of:	03/2023

## BUSINESS

Westwind at Treasure Island Condo Assn, Inc.-FLOOD

225 104th Ave Galaxie

Treasure Island, FL 33706-4868 USA

## LOCATION 1 - Westwind at Treasure Island Condo Assn, Inc.-FLOOD

Westwind at Treasure Island Condo Assn, Inc.-FLOOD

225 104th Ave Galaxie

Treasure Island, FL 33706-4868 USA

## Location Adjustments

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

## BUILDING 1 - STYLE A

### Section1

#### SUPERSTRUCTURE

Occupancy:	100% Condominium	Story Height:	9 ft.
Construction Type:	50% Masonry (ISO 2) 50% Reinforced Concrete Frame (ISO 6)	Number of Stories:	2
Gross Floor Area:	6,080 sq.ft.	Gross Perimeter:	472 ft.
Construction Quality:	2.0 - 2.0 - Average		
Year Built:			

#### Adjustments

Depreciation:	14%	Condition:	Good
	Effective Age: 16 years		

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

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# Valuation Detailed Report

MSB Property Express

Prestar, LLC

Policy Number: R-008528-F

4/28/2023

## 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 \$913

Foundations \$48,583

Foundation Wall

Interior Foundations

Slab On Ground

Exterior \$235,278

Framing

Exterior Wall 20% Wall Openings

Exterior Wall 100% Stucco on  
Masonry

Structural Floor

Roof \$117,797

Material 100% Shingles,  
Asphalt

Pitch 100% Low (2:12 to  
6:12 pitch)

Interior \$251,711

Floor Finish

Ceiling Finish

Partitions

Length

Structure

Finish

Mechanicals \$416,454

Heating 100% Forced Warm  
Air

Cooling 100% Forced Cool Air

Fire Protection 0% Sprinkler System

100% Manual Fire  
Alarm System

0% Automatic Fire  
Alarm System

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# Valuation Detailed Report

MSB Property Express

Prestar, LLC

Policy Number: R-008528-F

4/28/2023

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Plumbing	40 Total Fixtures			
Electrical	100% Average Quality			
Elevators				
Built-ins			\$81,044	
SUBTOTAL RC			\$1,151,780	
Depreciated Cost (87%)			\$990,531	
ADDITIONS				
Custom Items				
Walkway / Canopy			\$57,650	
Total Additions			\$57,650	
<b>TOTAL RC Section1</b>			<b>\$1,209,430</b>	
<b>TOTAL ACV</b>			<b>\$1,048,181</b>	

## Section2

### SUPERSTRUCTURE

Occupancy:	100% Condominium	Story Height:	9 ft.
Construction Type:	50% Masonry (ISO 2)	Number of Stories:	2
	50% Reinforced Concrete Frame (ISO 6)		
Gross Floor Area:	3,572 sq.ft.	Gross Perimeter:	340 ft.
Construction Quality:	2.0 - 2.0 - Average		
Year Built:			

### Adjustments

Depreciation:	14%	Condition:	Good
	Effective Age: 16 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			\$536	
Foundations			\$31,593	

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# Valuation Detailed Report

MSB Property Express

Prestar, LLC

Policy Number: R-008528-F

4/28/2023

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$155,199	
Framing				
Exterior Wall	20% Wall Openings			
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$74,784	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$150,047	
Floor Finish				
Ceiling Finish				
Partitions				
Length				
Structure				
Finish				
Mechanicals			\$223,050	
Heating	100% Forced Warm Air			
Cooling	100% Forced Cool Air			
Fire Protection	0% Sprinkler System			
	100% Manual Fire Alarm System			
	0% Automatic Fire Alarm System			
Plumbing	20 Total Fixtures			
Electrical	100% Average Quality			
Elevators				
Built-ins			\$47,614	
SUBTOTAL RC			\$682,824	
Depreciated Cost (87%)			\$587,228	

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# Valuation Detailed Report

MSB Property Express

Prestar, LLC

Policy Number: R-008528-F

4/28/2023

## ADDITIONS

### Custom Items

Walkway / Canopy	\$36,450
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Total Additions	\$36,450
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<b>TOTAL RC Section2</b>	<b>\$719,274</b>
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<b>TOTAL ACV</b>	<b>\$623,678</b>
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## Section3

### SUPERSTRUCTURE

Occupancy:	100% Condominium	Story Height:	9 ft.
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Construction Type:	50% Masonry (ISO 2)	Number of Stories:	2
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50% Reinforced Concrete Frame (ISO 6)

Gross Floor Area:	6,080 sq.ft.	Gross Perimeter:	472 ft.
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Construction Quality:	2.0 - 2.0 - Average
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Year Built:

### Adjustments

Depreciation:	14%	Condition:	Good
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Effective Age: 16 years

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

Architect Fees:	7% is included
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Overhead and Profit:	20% is included
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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
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### SUPERSTRUCTURE

Site Preparation	\$913
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Foundations	\$48,583
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Foundation Wall

Interior Foundations

Slab On Ground

Exterior	\$235,278
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Framing

Exterior Wall	20% Wall Openings
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# Valuation Detailed Report

MSB Property Express

Prestar, LLC

Policy Number: R-008528-F

4/28/2023

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$117,797	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$251,711	
Floor Finish				
Ceiling Finish				
Partitions				
Length				
Structure				
Finish				
Mechanicals			\$416,454	
Heating	100% Forced Warm Air			
Cooling	100% Forced Cool Air			
Fire Protection	0% Sprinkler System			
	100% Manual Fire Alarm System			
	0% Automatic Fire Alarm System			
Plumbing	40 Total Fixtures			
Electrical	100% Average Quality			
Elevators				
Built-ins			\$81,044	
SUBTOTAL RC			\$1,151,780	
Depreciated Cost (87%)			\$990,531	
ADDITIONS				
Custom Items				
Walkway / Canopy			\$57,650	
Total Additions			\$57,650	

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

MSB Property Express

Prestar, LLC

Policy Number: R-008528-F

4/28/2023

<b>TOTAL RC Section3</b>		<b>\$1,209,430</b>		
<b>TOTAL ACV</b>		<b>\$1,048,181</b>		
<b>TOTAL RC BUILDING 1 STYLE A</b>		<b>\$3,138,134</b>		
<b>TOTAL ACV</b>		<b>\$2,720,041</b>		
		<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft. Depreciated</b>
<b>LOCATION TOTAL, Location 1</b>		<b>\$3,138,134</b>	<b>15,732</b>	<b>\$199 \$2,720,041</b>
		<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft. Depreciated</b>
<b>VALUATION GRAND TOTAL</b>		<b>\$3,138,134</b>	<b>15,732</b>	<b>\$199 \$2,720,041</b>

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# Valuation Detailed Report

MSB Property Express

Prestar, LLC

## EQUIPMENT REPORT

Policy Number: R-008528-F

4/28/2023

### VALUATION

Valuation Number:	R-008528-F	Effective Date:	04/28/2023
Value Basis:	Reconstruction	Expiration Date:	04/27/2024
		Cost as of:	03/2023

### BUSINESS

Westwind at Treasure Island Condo Assn, Inc.-FLOOD

225 104th Ave Galaxie

Treasure Island, FL 33706-4868 USA

### LOCATION 1 - Westwind at Treasure Island Condo Assn, Inc.-FLOOD

Westwind at Treasure Island Condo Assn, Inc.-FLOOD

225 104th Ave Galaxie

Treasure Island, FL 33706-4868 USA

### Equipment: Building items and site improvements

	Replacement	Depreciated
<b>Building 1, Section1</b>		
Custom Items		
(1) Walkway / Canopy	\$57,650	\$57,650
<b>Building 1, Section2</b>		
Custom Items		
(1) Walkway / Canopy	\$36,450	\$36,450
<b>Building 1, Section3</b>		
Custom Items		
(1) Walkway / Canopy	\$57,650	\$57,650
<b>LOCATION 1 - Westwind at Treasure Island Condo Assn, Inc.-FLOOD TOTAL</b>	<b>\$151,750</b>	<b>\$151,750</b>
<b>TOTAL</b>	<b>\$151,750</b>	<b>\$151,750</b>

End of Report

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

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Style A front



Side



Side



Rear



Fire extinguisher and pull station



Pool





Pool deck



Shower station



Pool equipment and fencing



Fencing



Dock



Trash enclosure





Mailboxes



Columns / Lighting



Lighting



Signage