

**AN INSURANCE APPRAISAL FOR**

**CONQUISTADOR  
HOMEOWNERS ASSOCIATION, INC.  
STUART, FLORIDA  
File 22920-04898**



**AS OF**

**MAY 8, 2025**

**PREPARED BY  
SEDGWICK VALUATION SERVICES DIVISION  
ORLANDO, FLORIDA  
(800) 248-3376  
[www.Sedgwick.com/Valuation-Services](http://www.Sedgwick.com/Valuation-Services)**

**sedgwick**

**AN INSURANCE APPRAISAL FOR THE  
CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**

*1800 Southeast St. Lucie Boulevard  
Stuart, Florida, 34996  
File No. 22920-04898*

May 8, 2025

Bonnie Guenther  
Conquistador Homeowners Association, Inc.  
1800 SE. Saint Lucie Boulevard  
Stuart, Florida 34996

Dear Ms. Guenther:

At your request, Sedgwick Valuation Services Division performed an update appraisal based on a previous full Insurance Appraisal performed on Conquistador Homeowners Association, Inc. property. The estimated hazard values set forth in this appraisal are effective as of May 8, 2025. This appraisal update is based on the actual percentage change in building construction costs for materials, labor, manufactured equipment, contractor's overhead, and profit, but without provision for overtime, bonuses for labor, and premiums for materials upon the basis of replacing the entire appraisal property new as a complete unit at one time from the date of the last appraisal.

The following narrative report describes the property and our method of approach to the valuation. All factors that are considered relevant to the value estimate have been thoroughly analyzed and investigated. The values set forth in the report are subject to the assumptions, limiting conditions and certifications contained in this report. It must be noted that estimated values in this report do not include demolition cost. Additionally, no contents, personal property, land value or other site improvements or permits have been included in this report. **This appraisal is to be used as a guide to assist the client in their determination of the proper amount of insurance coverage.**

**The appraiser has not re-inspected the subject premises and has made the following assumptions in arriving at the updated insurable values:**

1. That no structural or decorative alterations or additions have been affected to the subject premises since our last appraisal.
2. That the rate of deterioration and depreciation has remained at the same rate as originally noted.
3. That the maintenance and protection of the appraised property is being conducted in the same manner as noted during our original inspection.

Any deviation from the above-mentioned assumptions would invalidate the updated values given. While we believe these values to be accurate within reasonable limits, acceptance by any insurance company, corporation, branch of any federal, state, or municipal government, by any individual now or in the future, cannot be guaranteed. The value of land is not included in the appraisal above. The appraiser has

made no investigation of, and assumes no responsibility for title to, or liability against the property appraised. As a result of our thorough appraisal investigation, we have estimated the insurable values for coverage of Conquistador Homeowners Association, Inc., 1800 Southeast St. Lucie Boulevard, Stuart, Florida as of May 8, 2025 as follows:

## **“AS IS” TOTAL ESTIMATED INSURABLE VALUES**

### **Flood Insurance**

<b>REPLACEMENT COST</b>
<b>\$80,638,296</b>

### **Hazard Insurance**

<b>REPLACEMENT COST</b>	<b>LESS EXCLUSIONS</b>	<b>INSURABLE REPLACEMENT COST</b>	<b>DEPRECIATED REPLACEMENT COST (ACV)</b>
<b>\$67,864,805</b>	<b>\$2,430,976</b>	<b>\$65,433,829</b>	<b>\$37,149,884</b>

Respectfully submitted,

Sedgwick Valuation Services Division



Steve Auld  
Director  
Certified Construction Inspector #7088  
Certified Construction Consultant #7088  
Association of Construction Inspectors

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## COMPANY OVERVIEW



Sedgwick Valuation Services Division has been successfully providing property insurance expertise since it was founded more than a century ago. Sedgwick Valuation Services' Division approach to servicing our clients is to understand and address the needs of each individual client. This approach has allowed us to win acceptance with our clients and ensures they receive consistent and quality service that meets or exceeds their expectations.

Our company has a proven history or stability, financial strength, and respect in the marketplace. We will be there when you need us. Generally, insurance appraisal or reserve study firms usually perform their services in a localized market with fewer appraisers, thus potentially having limitations. With Sedgwick Valuation Services Division being a national company with tenure in the marketplace and resources, we can perform appraisals and/or reserve studies on properties of any size throughout the U.S.

Sedgwick Valuation Services Division has appraisers based strategically throughout the United States. Our personnel have extensive experience in providing our services for virtually every type of property. Our appraisal division consists only of tenured people with no less than 10 years' experience in the construction and content valuation business. ACI (Association of Construction Inspectors) have designated our appraisers as Certified Construction Inspectors. Our Reserve Studies are produced by our Reserve Specialist personnel. These reserve specialists have a designation received from the CAI (Community Association Institute) and have proven their expertise through both formal education programs and substantial reserve study field experience.

The sole function of this division is to provide accurate insurance appraisals, content appraisals and reserve studies for our clients. The estimated replacement cost values reported in our valuations are derived through several methods. The primary methods utilized for estimating the replacement cost in our insurance valuations is CoreLogic Commercial Express using Marshall and Swift National Construction Costs Databases.

The database within CoreLogic Commercial Express for estimating the replacement costs is Marshall and Swift. Marshall and Swift is an established and reputable construction data collection company which has been a prominent provider since 1940. The labor wage rate and material cost used are localized to the property's location and pricing is based by zip codes which assures greater accuracy. Additionally, the database allows custom cost inputs from the marketplace furthering its accuracy. All the replacement costs contained in our analysis include the contractor's overhead and profit, all labor, taxes, and insurance costs, as well as general building conditions. In addition to this cost data, our appraisers have formed relationships in the marketplace with general contractors and architectural and engineering firms which are utilized in support of the cost data found in the CoreLogic Commercial Express software as needed.

Our central office maintains a complete database of every insurance appraisal and reserve study performed on behalf of our clients. This ensures that should you have questions or need a copy of a report at a future time, it will be provided for you.

Estimating the replacement cost of any building or site improvement requires a diligent effort on the part of Sedgwick Valuation Services Division's valuation specialists. If the appraisal is being performed for the first time; or an update with inspection is being completed; or if changes have taken place to the property since the last valuation, the following will occur:

- A consultation with the property representative to discuss the property or changes to the property that have occurred.
- The Sedgwick Valuation Services Division representative will inspect and photograph all improvements and/or changes to the property.
- A thorough examination of all the construction plans for the improvements and/or changes to the property. If the plans are not available, physical measurements and information are gathered by the Sedgwick Valuation Services Division representative of the improvements.
- After all property data information is obtained, the valuation and report process will commence.

The estimated replacement cost values reported in the valuation include valuations for improvements contained in the contracted Scope of Work and may be derived via several methods. Values may be obtained from current versions of valuation software from CoreLogic's Commercial Express. Additional sources used in deriving the estimated replacement cost for improvements include current versions of CoreLogic's Marshall and Swift Valuation Service.

All the replacement costs contained in our analysis include the following:

- Architect's Fees 7%
- Contractor's Overhead and Profit 20%
- Material Costs
- Labor, Taxes, and Insurance Costs
- General Building Conditions Costs

In addition to this cost data, our appraisers have formed relationships in the marketplace with general contractors and architectural and engineering firms which are utilized as a check of reasonableness.

## PURPOSE

The purpose of this insurance appraisal is to provide an estimate of the Replacement Cost, Insurable Replacement Cost, and Depreciated Insurable Replacement Cost of the building to assist the client in determining the proper amount of insurance coverage only. The term, “insurance appraisal” used throughout this report is an insurance industry terminology and is not to be confused with a market value appraisal, nor should it be used in determining market value or in providing property valuation for loans, or any other purposes. Therefore, the term, “appraiser,” as used throughout this report, is understood to be considered construction valuation consultants only, and provide the estimated insurable value of the improvements of a property and not market value of the property.

## DEFINITIONS

➤ **Replacement Cost:**

This is the estimated total cost to construct at current prices as of the effective date of the appraisal, a duplicate or replica of the building, structure or site improvement being valued, using the materials, construction standards, design, layout and quality of workmanship specified in the existing building construction plans and specifications. The replacement cost, as provided in this report, does not consider labor bonuses, material premiums, additional costs to conform property replaced to building codes, ordinances, or other legal restrictions; or to the cost of demolition in connection with reconstruction or removal of destroyed property.

➤ **Insurance Exclusions:**

This includes basement excavation, foundation below ground, and piping below ground.

➤ **Insurable Replacement Cost:**

This is the Replacement Cost of the building less Insurance Exclusions.

➤ **Depreciation:**

This is the loss in value due to deterioration caused by usage, wear and tear, and the elements.

➤ **Depreciated Replacement Cost:**

This is the remaining value after the deduction of Insurance Exclusions and Depreciation from the Replacement Cost.

# ISO CONSTRUCTION CLASSIFICATIONS

## GROUP I

Determination of Group I rates shall be based upon the CSP Code, Protection Class/Location and Construction Class. Auxiliary or subsidiary occupancies (clubhouse, storage, maintenance, service, boiler houses, etc.) apply CSP code of primary occupancy with which associated.

### **F = Frame (Code 1)**

Buildings where the exterior walls are wood or other combustible materials including construction where combustible materials are combined with other materials such as brick veneer, stone veneer, wood ironclad, and stucco on wood.

### **JM = Joisted Masonry (Code 2)**

Buildings where the exterior walls are constructed of masonry materials such as adobe, brick, concrete, gypsum block, hollow concrete block, stone, tile or similar materials, and where the floors and roof are combustible. (Other than construction defined by the description for Code 7.)

### **N-C = Non-combustible (Code 3)**

Buildings where the exterior walls, floors, and the roof are constructed of, and supported by, metal, asbestos, gypsum or other non-combustible materials. (Other than construction defined by the defined by the description for Code 8.)

### **M N-C = Masonry Non-combustible (Code 4)**

Buildings where the exterior walls are constructed of masonry materials as described in Code 2 with the floors and roof of metal or other non-combustible materials. (Other than construction defined by the description for Code 9.)

### **MFR = Modified Fire Resistive (Code 5)**

Buildings where the exterior walls and the floors and roof are constructed of masonry or fire resistive materials with a fire resistance rating of one hour or more, but less than two hours.

### **FR = Fire Resistive (Code 6)**

Buildings where the exterior walls and the floors and roof are constructed of masonry or fire resistive materials having a fire resistance rating of not less than two hours.

### **Superior Masonry/Heavy Timber (Code 7)**

Joisted masonry buildings where the entire roof is a minimum of 2 inches in thickness and is supported by timbers having a minimum dimension of 6 inches or where the entire roof assembly is documented to have a wind uplift classification of 90 or equivalent.

### **Superior Non-combustible (Code 8)**

Non-combustible buildings where the entire roof is constructed of 22-gauge metal (or heavier) on steel supports or where the entire roof is constructed of 2 inches of masonry on steel supports or where the entire roof assembly is documented to have a wind uplift classification of 90 or equivalent.

### **Superior Masonry Non-combustible (Code 9)**

Masonry noncombustible buildings where the entire roof is constructed of 2 inches of masonry on steel supports or when the entire roof is constructed of 22-gauge metal (or heavier) on steel supports or where the entire roof assembly is documented to have a wind uplift classification of 90 or equivalent.

# ISO CONSTRUCTION CLASSIFICATIONS

## GROUP II

Wind Resistive (WR), Semi-Wind Resistive (SWR), Masonry (MAS), and Frame (FRM).

### **AA = SUPERIOR**

Applies to buildings which are classified for Group I rating as Fire Resistive (Code 6) or modified Fire Resistive (Code 5).

### **A = WIND RESISTIVE**

Applies to buildings which are classified for Group I rating as Fire Resistive (Code 6) or Modified Fire Resistive (Code 5) or Masonry Non-Combustible (Code 4).

### **AB = SEMI-WIND RESISTIVE**

Applies to buildings which are classified for Group I rating as Modified Fire Resistive (Code 5) or Masonry Non-Combustible (Code 4).

### **B = ORDINARY**

Applies to buildings which are classified for Group I rating as Non-Combustible (Code 3), Joisted Masonry (Code 2) or Frame (Code 1).

**Note:** For Group II Rating, all buildings having wood roofs are classified as Class B – Ordinary Construction.

#### **Mixed Construction:**

**Fire Resistive or Modified Fire Resistive** – 2/3 or more total floor and roof is masonry or fire resistive.

**Masonry Non-Combustible** – 2/3 or more total floor and roof is non-combustible materials.

**Joisted Masonry** – 2/3 or more total floor and roof is combustible materials.

**Non-Combustible** – 2/3 or more of total wall, floor and roof is of non-combustible materials.

**Frame** – 1/3 of the total wall area is of combustible materials.

#### **Building Types**

Type I              Buildings that are 3 stories or less

Type II              Buildings that are 4 to 6 stories

Type III              Buildings that are 7 stories or more

## ESTIMATIONS OF HAZARD VALUES

The estimated hazard values set forth in this report are based on Florida Statutes concerning condominiums unless otherwise instructed by the client or the agents of the client. The Florida Statutes concerning condominium insurance have been amended four times since original statute. The amendments occurred on October 1, 1986, July 1, 1992, January 1, 2004, and January 1, 2010. The latest amendment is directed at the air-conditioning components within the condominium building. Previously, the statute stated that the air handler and condenser unit was the responsibility of the condominium unit owner to insure providing the climate control equipment was only servicing a single unit. As of January 1, 2010, the statute now places the responsibility for providing insurance for the climate control equipment (HVAC) onto the association to provide replacement coverage on their policy in case of a loss. Therefore, the association is responsible to insure 100% of the HVAC replacement cost of the condominium building, including those portions of the HVAC contained within the individual units.

Additionally, under Florida Statute 718, the interior finishes of each condominium unit are still the responsibility of the unit owner to insure. Thus, the hazard insurable values in this appraisal include only the attached interior finishes for the common areas of the association. Therefore, based on all the Florida Statute 718 amendments, the following is a list of the components that the individual condominium unit owners are responsible for insuring and **will not** be included in the estimated hazard insurable values of the appraisal.

- **Any floor finishes such as carpet, tile, vinyl, or wood within the individual unit.**
- **Any ceiling finishes such as paint or sprayed finishes within the individual unit.**
- **Any wall finishes such as paint, wallpaper, or ceramic tile within the individual unit.**
- **Any electrical fixtures, appliances, water heaters, or built-in cabinets within the individual unit.**

Additionally, this appraisal does not include any individual or common building contents (i.e., personal property).

The following table is a guide to help identify Hazard Insurance coverage responsibilities for unit owners and condominium associations based on compliance with Florida Statute 718.

Residential Building Elements – Hazard Insurance	Unit Owner Insurance Responsibility	Condo Assoc Insurance Responsibility
<b>A. VERTICAL WALLS</b>		
<b>1. Exterior Building Walls</b>		
A. Mesh, Lath, Sheathing, Glass, Block, Stucco (Painted)		X
B. Studs, Insulation		X
C. Unfinished Sheet Rock/Drywall		X
D. Interior Wall Area of Exterior Wall (Paint, Tile or Wallpaper or Other Wall Coverings)	X	
<b>2. Unit Interior Walls Including Party Walls</b>		
A. Block, Studs, Insulation		X
B. Unfinished Sheet Rock/Drywall		X
C. Interior Wall Area (Paint, Tile or Wallpaper or Other Wall Coverings)	X	
<b>3. Common Area Interior Walls</b>		
A. Block, Studs, Insulation		X
B. Unfinished Sheet Rock/Drywall		X
C. Interior Wall Area (Paint, Tile or Wallpaper or Other Wall Coverings)		X
<b>B. HORIZONTAL FLOORS INCL. CEILINGS</b>		
<b>1. Unit Interior Floors</b>		
A. Concrete, Gypcrete, Framing, Plywood, Insulation		X
B. Floor Coverings	X	
<b>2. Common Area Floors</b>		
A. Concrete, Gypcrete, Framing, Plywood, Insulation		X
B. Floor Coverings		X
<b>3. Unit Interior Ceilings and Roof Area</b>		
A. Concrete, Gypcrete, Framing, Plywood, Insulation, Sheet Rock or Drywall		X
B. Paint and Texture Finishes (Popcorn, etc.)	X	
<b>4. Common Area Ceilings and Roof Area</b>		
A. Concrete, Gypcrete, Framing, Plywood, Insulation, Sheet Rock or Drywall		X
B. Paint and Texture Finishes (Popcorn, etc.)		X
<b>C. ROOFING –UNIT INTERIOR &amp; COMMON AREAS</b>		
All Framing, Structural Supports, Decking, Insulation and Roof Cover		X
<b>D. HVAC</b>		
All HVAC Components, including Air Handlers, Compressors Servicing a Single Unit		X
<b>E. MISCELLANEOUS UNIT INTERIOR FIXTURES</b>		
Electrical Fixtures, Appliances, Water Heaters and Cabinetry	X	

## ESTIMATIONS OF FLOOD VALUES

The estimated flood values set forth in this report if included are based on the National Flood Insurance Program (NFIP) guidelines prescribed by the Federal Emergency Management Agency. There are two values utilized by the NFIP for structures, which are Replacement Cost Value (RCV) and Actual Cash Value (ACV). The **RCV** is only utilized for **habitable** structures, which is defined as principal residences such as condominium units or single-family residences. The **ACV** is used for **non-habitable** structures that are not used as principal residences such as offices, clubhouses, and equipment buildings not included within the principal residential building.

The estimated Replacement Cost (**RCV**) set forth in this report is defined as the total cost for reproducing a residential structure as of the date of the appraisal without depreciation. The estimated Replacement Cost (**RCV**) includes the following building components in common areas as well as within individual condominium units

- All floor finishes such as carpet, tile, vinyl, or wood
- All ceiling finishes such as paint or sprayed finishes
- All wall finishes such as paint, wallpaper, or ceramic tile
- All electrical fixtures, appliances, air conditioners, water heaters, or built-in cabinets
- All foundations, excavation, piping below ground and site work

The estimated Insurable Replacement Cost (**ACV**) set forth in this report is defined as the total cost for reproducing a non-residential structure as of the date of the appraisal with depreciation. The estimated Insurable Replacement Cost (**ACV**) includes the following building components.

- All floor finishes such as carpet, tile, vinyl, or wood
- All ceiling finishes such as paint or sprayed finishes
- All wall finishes such as paint, wallpaper, or ceramic tile
- All electrical fixtures, appliances, air conditioners, water heaters, or built-in cabinets
- All foundations, excavation, piping below ground and site work

Like the hazard valuation, this appraisal does not include any individual or common building contents (i.e., personal property).

The following table is a guide to help identify Flood Insurance coverage responsibilities for unit owners and condominium associations based on the National Flood Insurance Program Guidelines.

Residential Building Elements – Flood Insurance	Unit Owner Insurance Responsibility	Condo Assoc Insurance Responsibility
<b>A. VERTICAL WALLS</b>		
<b>1. Exterior Building Walls</b>		
A. Mesh, Lath, Sheathing, Glass, Block, Stucco (Painted)		X
B. Studs, Insulation		X
C. Unfinished Sheet Rock/Drywall		X
D. Interior Wall Area of Exterior Wall (Paint, Tile or Wallpaper or Other Wall Coverings)		X
<b>2. Unit Interior Walls Including Party Walls</b>		
A. Block, Studs, Insulation		X
B. Unfinished Sheet Rock/Drywall		X
C. Interior Wall Area (Paint, Tile or Wallpaper or Other Wall Coverings)		X
<b>3. Common Area Interior Walls</b>		
A. Block, Studs, Insulation		X
B. Unfinished Sheet Rock/Drywall		X
C. Interior Wall Area (Paint, Tile or Wallpaper or Other Wall Coverings)		X
<b>B. HORIZONTAL FLOORS INCL. CEILINGS</b>		
<b>1. Unit Interior Floors</b>		
A. Concrete, Gypcrete, Framing, Plywood, Insulation		X
B. Floor Coverings		X
<b>2. Common Area Floors</b>		
A. Concrete, Gypcrete, Framing, Plywood, Insulation		X
B. Floor Coverings		X
<b>3. Unit Interior Ceilings and Roof Area</b>		
A. Concrete, Gypcrete, Framing, Plywood, Insulation, Sheet Rock or Drywall		X
B. Paint and Texture Finishes (Popcorn, etc.)		X
<b>4. Common Area Ceilings and Roof Area</b>		
A. Concrete, Gypcrete, Framing, Plywood, Insulation, Sheet Rock or Drywall		X
B. Paint and Texture Finishes (Popcorn, etc.)		X
<b>C. ROOFING –UNIT INTERIOR &amp; COMMON AREAS</b>		
All Framing, Structural Supports, Decking, Insulation and Roof Cover		X
<b>D. MISCELLANEOUS UNIT INTERIOR FIXTURES</b>		
Electrical Fixtures, Appliances, Air Handlers, Water Heaters and Cabinetry		X

**RECAPITULATION OF VALUES**  
**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC**  
**1800 SOUTH EAST ST. LUCIE BOULEVARD, STUART, FLORIDA 34996**

**HAZARD VALUATION**

**AS OF MAY 8, 2025**

**File: 22920-04898**

<b>BUILDING</b>	<b>REPLACEMENT COST</b>	<b>INSURANCE EXCLUSIONS</b>	<b>INSURABLE REPLACEMENT COST</b>	<b>DEPRECIATED REPLACEMENT COST (ACV)</b>
<b>24 UNIT RES BLDG</b>	5,259,305	191,592	5,067,713	2,858,782
<b>24 UNIT RES BLDG</b>	5,259,305	191,592	5,067,713	2,858,782
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<b>24 UNIT RES BLDG</b>	5,259,305	191,592	5,067,713	2,858,782
<b>24 UNIT RES BLDG</b>	5,259,305	191,592	5,067,713	2,858,782

## RECAPITULATION OF VALUES

CONQUISTADOR HOMEOWNERS ASSOCIATION, INC

1800 SOUTH EAST ST. LUCIE BOULEVARD, STUART, FLORIDA 34996

### HAZARD VALUATION

AS OF MAY 8, 2025

File: 22920-04898

BUILDING	REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATED REPLACEMENT COST (ACV)
24 UNIT RES BLDG	5,259,305	191,592	5,067,713	2,858,782
CLUBHOUSE	2,277,097	91,941	2,185,156	1,206,004
POOL HOUSE #1	122,700	6,717	115,983	63,222
POOL HOUSE #2	30,418	1,683	28,735	15,655
POOL HOUSE #3	59,425	3,253	56,172	30,619
GUARD HOUSE	47,500	6,004	41,496	21,071
MAINTENANCE BUILDING	227,060	22,274	204,786	107,150
SWIMMING POOL #1	235,737	0	235,737	136,727
POOL #1 FENCING	4,956	0	4,956	2,874
SWIMMING POOL #2	143,075	0	143,075	82,984
POOL #2 FENCING	21,452	0	21,452	12,442

**RECAPITULATION OF VALUES**  
**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC**  
**1800 SOUTH EAST ST. LUCIE BOULEVARD, STUART, FLORIDA 34996**

**HAZARD VALUATION**

**AS OF MAY 8, 2025**

**File: 22920-04898**

<b>BUILDING</b>	<b>REPLACEMENT COST</b>	<b>INSURANCE EXCLUSIONS</b>	<b>INSURABLE REPLACEMENT COST</b>	<b>DEPRECIATED REPLACEMENT COST (ACV)</b>
SWIMMING POOL #3	139,980	0	139,980	81,188
POOL #3 FENCING	23,300	0	23,300	13,514
GAZEBOS (TOTAL OF 18)	137,304	0	137,304	79,637
TENNIS COURTS	95,692	0	95,692	55,501
TENNIS FENCING	207,275	0	207,275	120,220
SHUFFLEBOARD COURTS	22,760	0	22,760	19,573
PERIMETER WALL	503,115	0	503,115	432,679
DOCK	454,300	0	454,300	363,440
<b>TOTALS</b>	<b>\$67,864,805</b>	<b>\$2,430,976</b>	<b>\$65,433,829</b>	<b>\$37,149,884</b>

1/ The estimated replacement cost stated above includes soft and hard costs which are identified on Page 6 of this report.

**RECAPITULATION OF VALUES**  
**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC**  
**1800 SOUTH EAST ST. LUCIE BOULEVARD, STUART, FLORIDA 34996**

**FLOOD VALUATION**

**AS OF MAY 8, 2025**

**File: 22920-04898**

<b>BUILDING</b>	<b>REPLACEMENT COST</b>	<b>INSURANCE EXCLUSIONS</b>	<b>INSURABLE REPLACEMENT COST</b>	<b>DEPRECIATED REPLACEMENT COST (ACV)</b>
24 UNIT RES BLDG	6,489,508	n/a	6,489,508	6,489,508
24 UNIT RES BLDG	6,489,508	n/a	6,489,508	6,489,508
24 UNIT RES BLDG	6,489,508	n/a	6,489,508	6,489,508
24 UNIT RES BLDG	6,489,508	n/a	6,489,508	6,489,508
24 UNIT RES BLDG	6,489,508	n/a	6,489,508	6,489,508
24 UNIT RES BLDG	6,489,508	n/a	6,489,508	6,489,508
24 UNIT RES BLDG	6,489,508	n/a	6,489,508	6,489,508
24 UNIT RES BLDG	6,489,508	n/a	6,489,508	6,489,508
24 UNIT RES BLDG	6,489,508	n/a	6,489,508	6,489,508
24 UNIT RES BLDG	6,489,508	n/a	6,489,508	6,489,508
24 UNIT RES BLDG	6,489,508	n/a	6,489,508	6,489,508

**RECAPITULATION OF VALUES**  
**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC**  
**1800 SOUTH EAST ST. LUCIE BOULEVARD, STUART, FLORIDA 34996**

***FLOOD VALUATION***

**AS OF MAY 8, 2025**

**File: 22920-04898**

<b>BUILDING</b>	<b>REPLACEMENT COST</b>	<b>INSURANCE EXCLUSIONS</b>	<b>INSURABLE REPLACEMENT COST</b>	<b>DEPRECIATED REPLACEMENT COST (ACV)</b>
24 UNIT RES BLDG	6,489,508	n/a	6,489,508	6,489,508
CLUBHOUSE	2,277,097	n/a	2,277,097	1,297,945
POOL HOUSE #1	122,700	n/a	122,700	69,939
POOL HOUSE #2	30,418	n/a	30,418	17,338
POOL HOUSE #3	59,425	n/a	59,425	33,872
GUARD HOUSE	47,500	n/a	47,500	27,075
MAINTENANCE BUILDING	227,060	n/a	227,060	129,424
<b>TOTALS</b>	<b>\$80,638,296</b>			<b>\$79,449,689</b>

1/ Excavation, foundations and below ground plumbing are not excluded from valuation for flood coverage

2/ Under NFIP guidelines, depreciation is applied to non-habitational structures only

## PROPERTY DATA

The property is identified as the Conquistador Homeowners Association, Inc., located in Stuart, Florida. The property appeared to be in good condition and well maintained. It must be noted that this update appraisal was based on the original appraisal which, at that time, the appraiser was provided only a partial set of construction plans for the improvements; therefore, please see Special Limiting Conditions #3 located in the Addendum section of this report. The following is a brief description of each component valued in the appraisal:

### **24-UNIT BUILDING** **Total of 12**

The ISO construction code for this structure is FR-Fire resistive. The residential building is a three-story masonry design with 24 residential units. The structure contains approximately 26,667 gross enclosed square feet. The estimated replacement cost is based on a total building square footage, which includes all living areas, common areas, finished and unfinished, balconies, enclosed parking areas, walkways, and breezeways if applicable. The entrance to the structure leads into an atrium/lobby area with hallways to residential units. The structure is built on a concrete foundation with slab. The sub-floors of the structure are masonry. The exterior walls are masonry covered with a combination of stucco finished with an exterior grade synthetic paint and wood siding. The roof is masonry covered with a membrane system. The structure also has a wood frame mansard finished with sheathing and metal cover. The interior walls are studs finished with drywall only. The windows in the structure are a combination of double strength and plate glass secured in frames. One elevator and enclosed stairwells provide access to the upper floor units. HVAC, electrical, and plumbing services appear to be adequate for the intended use of the structure. The HVAC is an individual central system. The estimated flood values were based on the units being finished with average quality floor coverings, cabinetry, millwork, and appliances. The flood value assumed units with painted walls and painted textured ceilings, along with one hot water heater.

### **CLUBHOUSE** **Total of 1**

The ISO construction code for this structure is JM-Joisted Masonry. The clubhouse building is a single-story masonry design. The structure contains approximately 10,216 gross enclosed square feet. The estimated replacement cost is based on a total building square footage, which includes all living areas, common areas, finished and unfinished, balconies, enclosed parking areas, walkways, and breezeways if applicable. The structure contains a billiard's room, card room, and craft/exercise room as well as a ballroom, bathrooms, and kitchen area. The structure is built on a concrete foundation with slab. The exterior walls are masonry covered with a combination of stucco finished with an exterior grade synthetic paint and large wood mansard finished with wood sheathing and metal cover. The roof is wood joist covered with a membrane system. The interior walls are studs finished with a drywall and finished with a combination of paint and wall coverings. The windows in the structure are a combination of double strength glass secured in aluminum frames. HVAC, electrical, and plumbing services appear to be adequate for the intended use of the structure. The estimated interior finishes were based on the clubhouse being finished with average quality floor coverings, cabinetry, millwork, and appliances.

**POOL HOUSE #1****Total of 1**

The ISO construction code for this structure is F-Frame. The pool house is a single-story masonry design with approximately 625 gross enclosed square feet. The structure contains two bathrooms, pool equipment room, and pump room. The structure is built on a concrete foundation with slab. The exterior walls are masonry covered with a combination of stucco finished with an exterior grade synthetic paint and large wood frame mansard that is covered with wood sheathing and metal cover. The roof is wood joist covered with a membrane system. The interior walls are studs finished with a drywall and paint. Electrical and plumbing services appear to be adequate for the intended use of the structure.

**POOL HOUSE #2****Total of 1**

The ISO construction code for this structure is F-Frame. The pool house is a single-story wood design with approximately 200 gross enclosed square feet. The structure contains two bathrooms. The structure is built on a concrete foundation with slab. The exterior walls are wood covered with wood siding and exterior grade stain. The roof is wood truss system covered with wood sheathing, felt, and metal cover. The interior walls are studs finished with a wood siding and paint. Electrical and plumbing services appear to be adequate for the intended use of the structure.

**POOL HOUSE #3****Total of 1**

The ISO construction code for this structure is F-Frame. The pool house is a single-story wood design with approximately 418 gross enclosed square feet. The structure contains two bathrooms. The structure is built on a concrete foundation with slab. The exterior walls are wood covered with wood siding and exterior grade stain. The roof is a wood truss system covered with wood sheathing, felt, and metal cover. The interior walls are studs finished with wood siding and paint. Electrical and plumbing services appear to be adequate for the intended use of the structure.

**GUARDHOUSE****Total of 1**

The ISO construction code for this structure is F-Frame. The guard house is a single-story wood frame design with approximately 192 gross enclosed square feet. The structure is built on a concrete foundation with slab. The exterior walls are wood frame covered with a combination of stucco finished with an exterior grade synthetic paint and large wood frame mansard that is covered with wood sheathing and a metal cover. The roof is wood joist covered with a membrane system. The interior walls are studs finished with drywall and paint. HVAC and electrical services appear to be adequate for the intended use of the structure.

## **MAINTENANCE BUILDING**

**Total of 1**

The ISO construction code for this structure is F-Frame. The maintenance building is a single-story wood design with approximately 1,132 gross enclosed square feet. The structure contains two bathrooms, a large open roofed area in the center and maintenance and storage rooms. The structure is built on a concrete foundation with slab. The exterior walls are wood, covered with wood siding and exterior grade stain. The roof is a wood truss system covered with wood sheathing, felt, and membrane cover. The interior walls are studs finished with wood siding and paint. HVAC, electrical, and plumbing services appear to be adequate for the intended use of the structure.

## **AMENITIES**

### **Swimming Pools - Total of 3**

The swimming pools are constructed of concrete and gunite and appeared to have adequate pumping and filtration systems. Swimming pool #1 contains approximately 2,072 square feet and swimming pools #2 and #3 contain approximately 1,250 square feet each.

### **Tennis Court – Total of 2**

There are two full court asphalt base tennis courts. The courts are lined and painted. There is a ten-foot vinyl dipped fence around the perimeter of the courts as well as a six-foot wind screen.

### **Gazebo -- Total of 18**

The gazebos consist of a wood structure beam with a pitched roof cover. The roofing is a wood truss system with wood sheathing. The cover on the gazebo is standing seam metal. The structures contain electrical service.

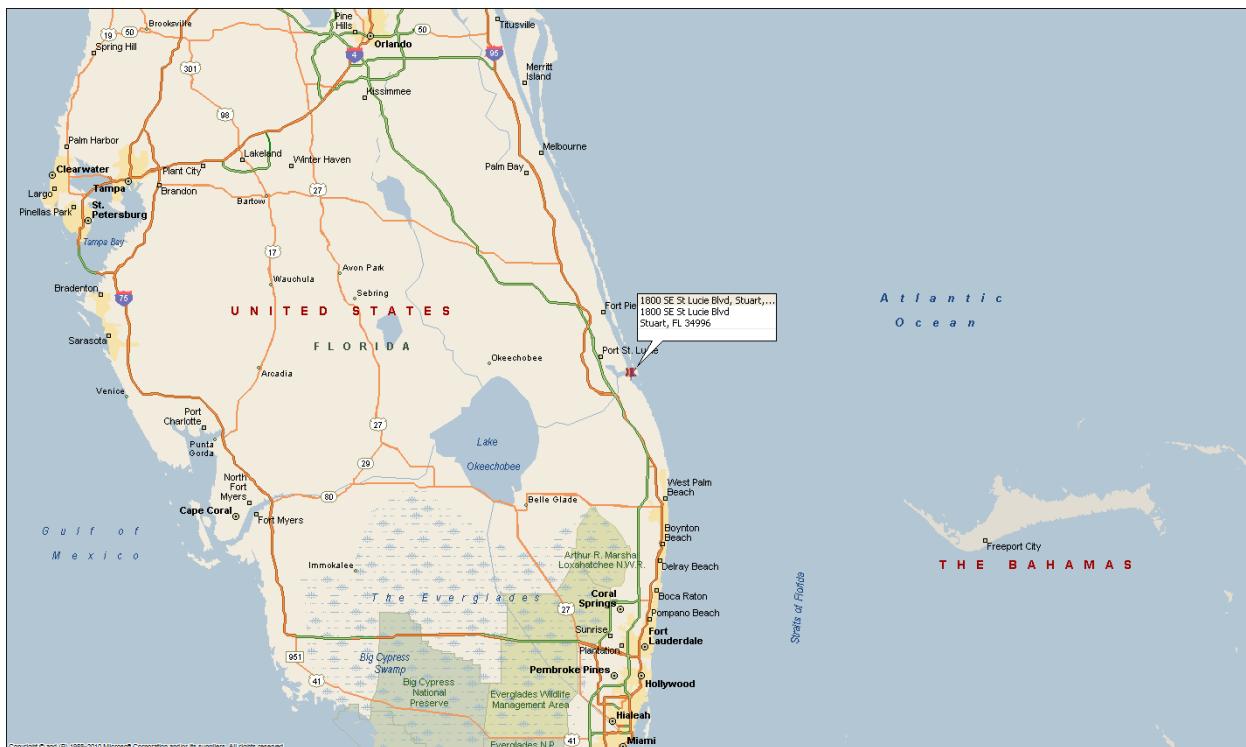
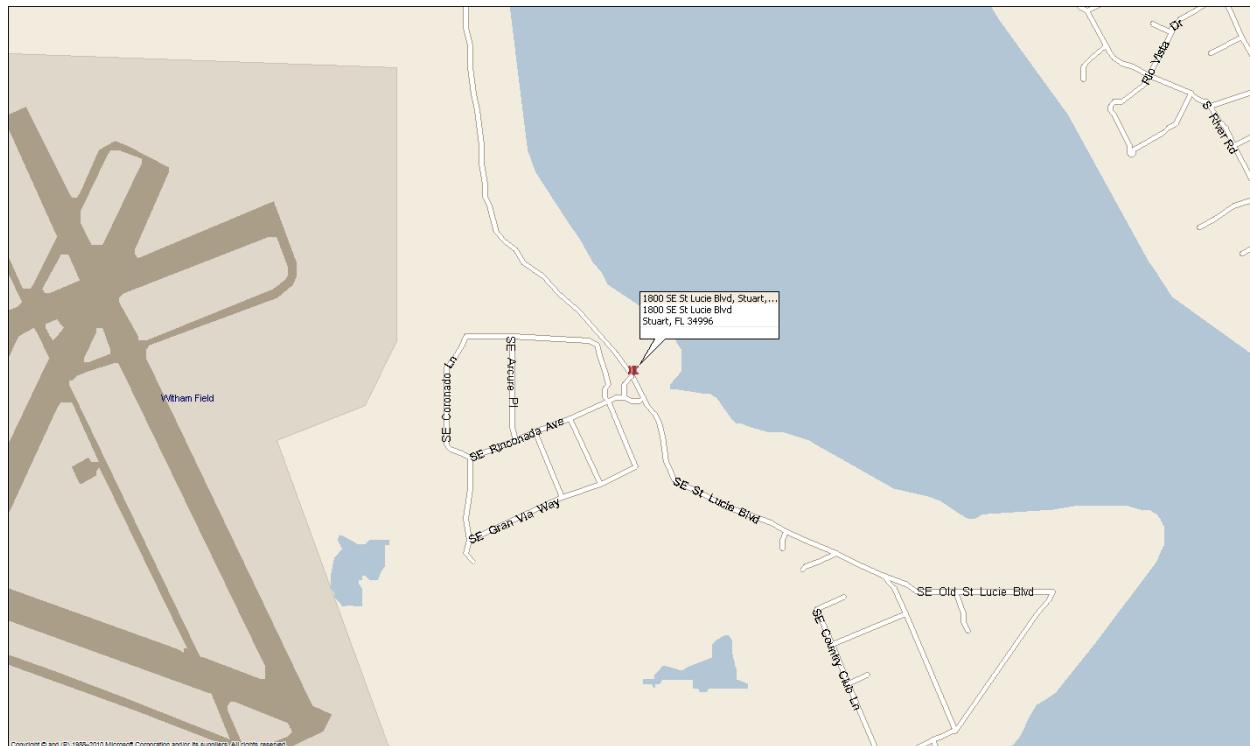
#### YEAR BUILT

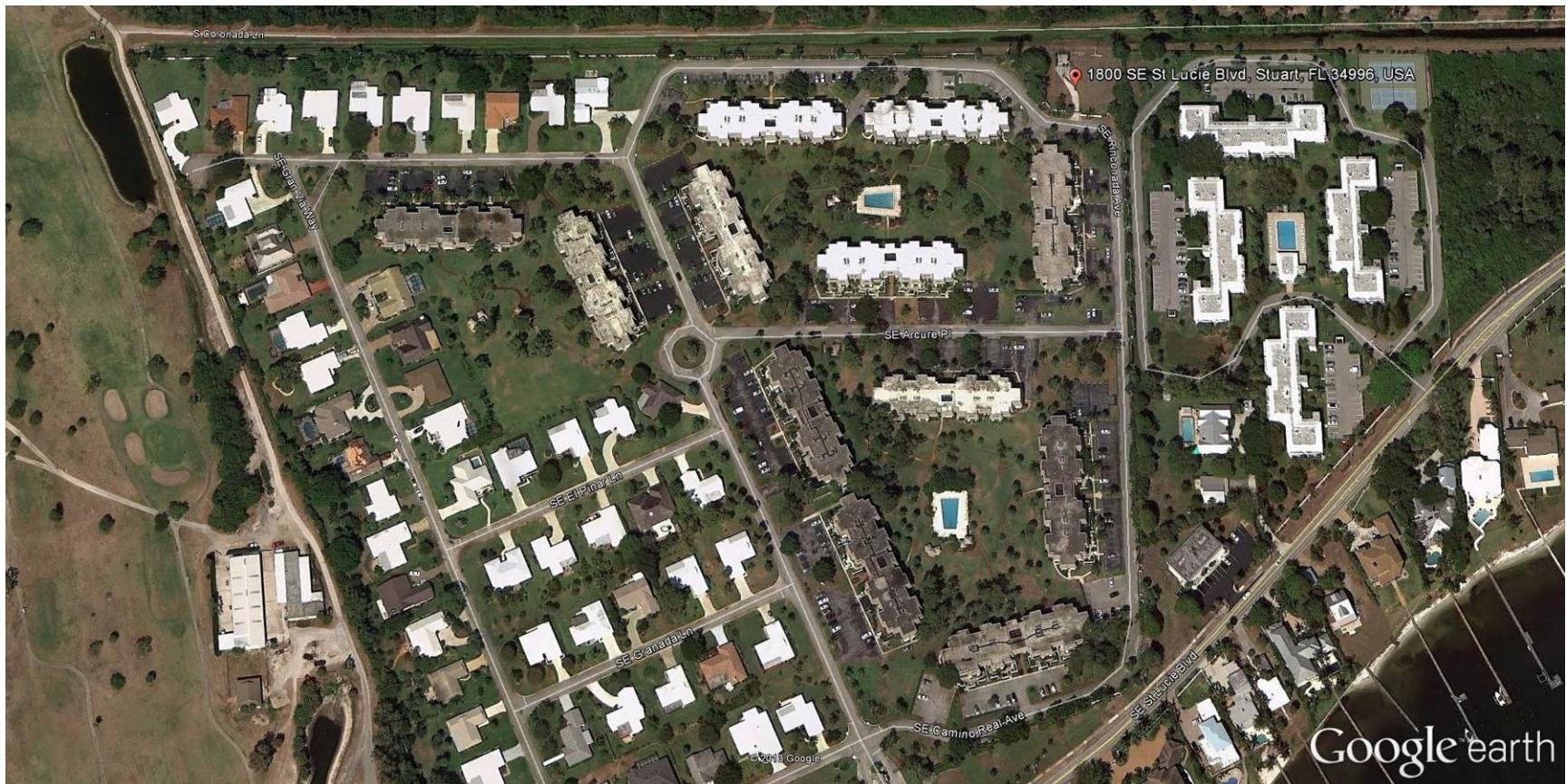
1971  
1972  
1973  
1976  
1977  
1977  
1977

#### STRUCTURE

BLDG 1 & 2  
BLDG 3, 4, & 5  
BLDG 6, 7, 8, 9, & 10  
BLDG 11  
BLDG 12  
CLUBHOUSE  
GUARDHOUSE

## PROPERTY LOCATION





Conquistador Homeowners Association, Inc.  
1800 Southeast St. Lucie Boulevard  
Stuart, Florida

## PHOTOGRAPHS OF IMPROVEMENTS

The following photographs were taken at the time of inspection and are representative of the property at that time.





**VIEW OF TYPICAL 3 STORY 24 UNIT RESIDENTIAL BUILDINGS**



**VIEW OF TYPICAL 3 STORY 24 UNIT RESIDENTIAL BUILDINGS**



**VIEW OF TYPICAL 3 STORY 24 UNIT RESIDENTIAL BUILDINGS**



**VIEW OF TYPICAL 3 STORY 24 UNIT RESIDENTIAL BUILDINGS**



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**VIEW OF TYPICAL 3 STORY 24 UNIT RESIDENTIAL BUILDINGS**



**VIEW OF TYPICAL 3 STORY 24 UNIT RESIDENTIAL BUILDINGS**



**VIEW OF TYPICAL 3 STORY 24 UNIT RESIDENTIAL BUILDINGS**



**VIEW OF CLUBHOUSE**



**VIEW OF CLUBHOUSE**



**VIEW OF CLUBHOUSE**



**VIEW OF CLUBHOUSE**



**VIEW OF CLUBHOUSE**



**VIEW OF CLUBHOUSE**



**VIEW OF CLUBHOUSE**



**VIEW OF CLUBHOUSE**



**VIEW OF CLUBHOUSE**



**VIEW OF CLUBHOUSE**



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**VIEW OF CLUBHOUSE**



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**VIEW OF CLUBHOUSE**



**VIEW OF CLUBHOUSE**



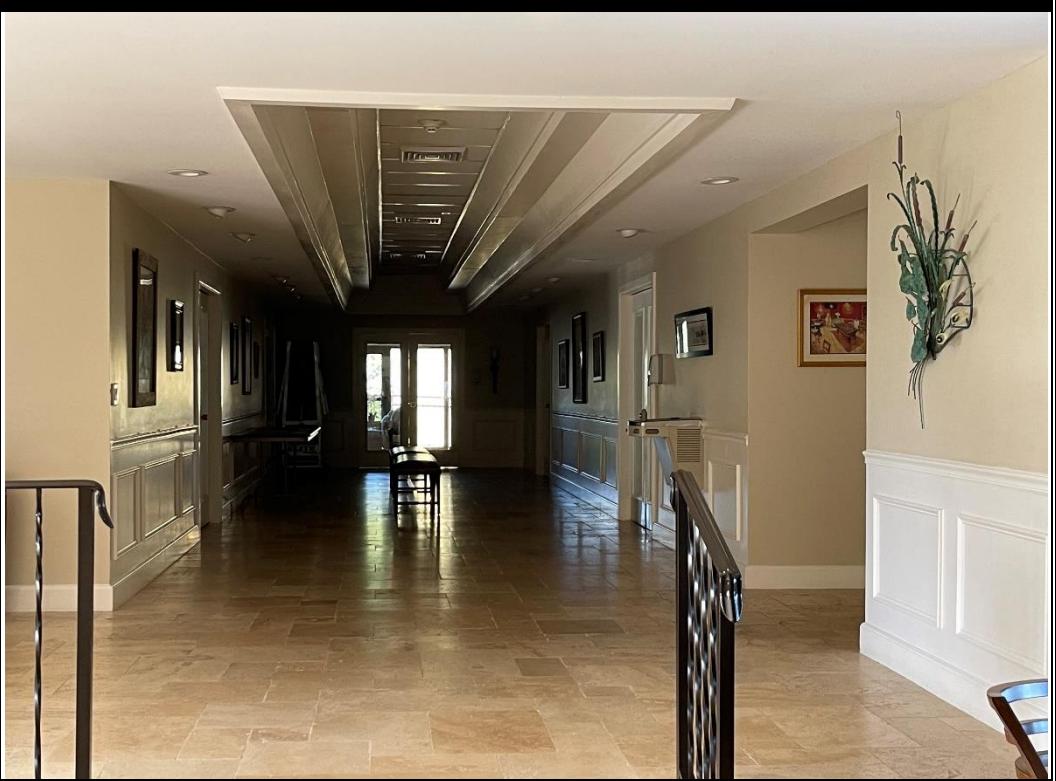
**VIEW OF CLUBHOUSE**



**VIEW OF CLUBHOUSE**



**VIEW OF CLUBHOUSE**



**VIEW OF CLUBHOUSE**



**VIEW OF CLUBHOUSE**



**VIEW OF CLUBHOUSE**



**VIEW OF CLUBHOUSE**



**VIEW OF CLUBHOUSE**



**VIEW OF CLUBHOUSE**



**VIEW OF CLUBHOUSE**



**VIEW OF CLUBHOUSE**



**VIEW OF CLUBHOUSE**



**VIEW OF CLUBHOUSE**



**VIEW OF CLUBHOUSE**



**VIEW OF CLUBHOUSE**



**VIEW OF CLUBHOUSE**



**VIEW OF POOL HOUSE AT CLUBHOUSE**



**VIEW OF POOL HOUSE AT CLUBHOUSE**



**VIEW OF POOL HOUSE AT CLUBHOUSE**



**VIEW OF POOL HOUSE AT CLUBHOUSE**



**VIEW OF POOL HOUSE AT CLUBHOUSE**



**VIEW OF POOL HOUSE AT CLUBHOUSE**



**VIEW OF POOL HOUSE #2**



**VIEW OF POOL HOUSE #2**



**VIEW OF POOL HOUSE #2**



**VIEW OF POOL HOUSE #3**



**VIEW OF POOL HOUSE #3**



**VIEW OF POOL HOUSE #3**



**VIEW OF POOL HOUSE #3**



**VIEW OF POOL HOUSE #3**



**VIEW OF GUARD HOUSE**



**VIEW OF GUARD HOUSE**



**VIEW OF GUARD HOUSE**



**VIEW OF GUARD HOUSE**



**VIEW OF MAINTENANCE BUILDING**



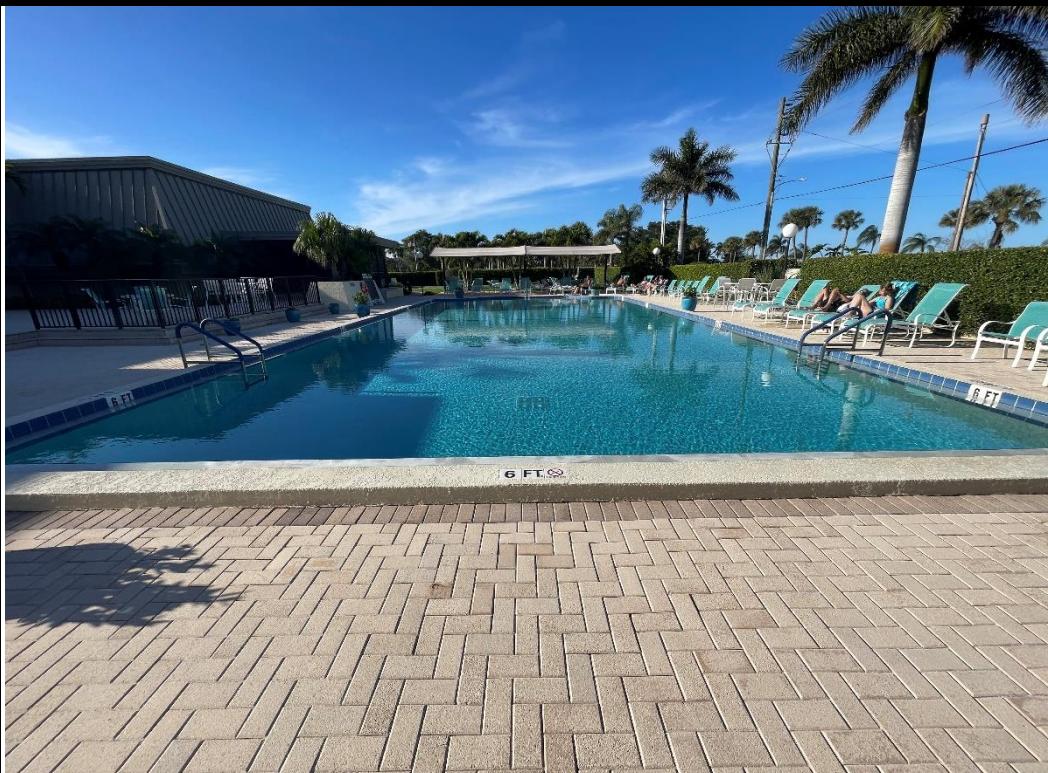
**VIEW OF MAINTENANCE BUILDING**



**VIEW OF MAINTENANCE BUILDING**



**VIEW OF MAINTENANCE BUILDING**



**VIEW OF SWIMMING POOL AT CLUBHOUSE**



**VIEW OF SWIMMING POOL AT CLUBHOUSE**



**VIEW OF SWIMMING POOL AT CLUBHOUSE**



**VIEW OF TYPICAL SWIMMING POOL # 2 & # 3**



**VIEW OF TYPICAL SWIMMING POOL # 2 & # 3**



**VIEW OF TYPICAL SWIMMING POOL # 2 & # 3**



**VIEW OF TYPICAL SWIMMING POOL # 2 & # 3**



**VIEW OF TYPICAL POOL EQUIPMENT**



**VIEW OF POOL FENCING**



**VIEW OF POOL FENCING**



**VIEW OF SHADE STRUCTURE**



**VIEW OF GAZEBO**



**VIEW OF GAZEBO**



**VIEW OF TENNIS COURTS AND FENCING**



**VIEW OF TENNIS COURTS AND FENCING**



**VIEW OF TENNIS COURTS AND FENCING**



**VIEW OF PERIMETER FENCING/WALL**



VIEW OF PERIMETER FENCING/WALL



VIEW OF SHUFFLEBOARD COURTS



**VIEW OF SHUFFLEBOARD COURTS**



**VIEW OF DOCK**



**VIEW OF DOCK**



**VIEW OF DOCK**

# CERTIFICATION

**sedgwick** 

I certify that to the best of my knowledge and belief:

- The statements contained in this report, which were used as the basis of the analysis, opinions and conclusions herein, are true and correct.
- We have no known present or contemplated future interest in the property that is the subject of this report.
- We have no personal interest or bias with respect to the subject matter of this report or of the parties involved in this assignment.
- Neither the employment for this assignment, nor our compensation, was contingent upon the estimates of value contained herein.
- The signature or signatures below indicate the individual(s) who contributed significant professional assistance in the determination of the insurable values set forth in this report.
- This appraisal is to be used as a guide to assist the client in their determination of the proper amount of insurance coverage.

Based on the data contained herein, and other valuation data, it is our considered opinion that the hazard insurable values of the subject property, as of May 8, 2025, are as follows:

## “AS IS” TOTAL ESTIMATED INSURABLE VALUES

### Flood Insurance

REPLACEMENT COST
\$80,638,296

### Hazard Insurance

REPLACEMENT COST	LESS EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATED REPLACEMENT COST (ACV)
\$67,864,805	\$2,430,976	\$65,433,829	\$37,149,884

Respectfully submitted,  
Sedgwick Valuation Services Division



Steve Auld  
Director  
Certified Construction Inspector #7088  
Certified Construction Consultant #7088  
Association of Construction Inspectors

## STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

1. The estimated hazard values set forth in this report are based on Florida Statutes concerning condominiums unless otherwise instructed by the client or the agents of the client.
2. This insurable value appraisal is based on information obtained from an inspection of the building(s) and reflects current replacement costs based on prevailing local construction wage rates, local building material prices, manufactured equipment, and contractor overhead and profit. It is based on replacing each building as a complete unit at one time. No contents, personal property, land value or other site improvements or permits have been included in this report.
3. If appraiser was not provided complete construction plans/blueprints for use in the completion of this appraisal, assumptions were made regarding unseen construction components based on our experience in the valuation of properties resembling the property value conclusions.
4. No consideration has been given to labor bonuses, material premiums, additional costs to conform property replaced to building codes, ordinances, or other legal restrictions, or to the cost of demolition in connection with reconstruction or removal of destroyed property.
5. No responsibility is assumed for legal matters, questions of survey, opinions of title, soil or subsoil conditions, engineering, or other technical matters. Therefore, Sedgwick Valuation Services Division assumes that there are no hidden or unapparent conditions of the appraised property, which would render the values higher or lower than calculated. Further, Sedgwick Valuation Services Division assumes that there are no potentially harmful asbestos or other materials and/or site contaminants in, on, or near the soil, subsoil, or structure of the appraised property and that there has been no disposal, discharge, leakage, or spillage of pollutants or contaminants, which would render it more or less valuable, whether or not these materials or contaminants are apparent or hidden and unapparent. No responsibility is assumed by Sedgwick Valuation Services Division for such conditions. In addition, no responsibility is assumed by Sedgwick Valuation Services Division for the cost of engineering and/or laboratory studies that might be required to discover such materials or contaminants.
6. Possession of this report, or a copy thereof, does not carry with it the right of reproduction or publication, in whole, nor in part, nor may it be used for any purpose by any other than the recipient without the written consent and approval of Sedgwick Valuation Services Division. No report is valid unless it bears an original signature. An electronic copy of the report will be sent to the property representative at the time of production. Copies of the report will be furnished at cost by the appraiser if needed for a fee of \$250.00. This appraisal shall be considered in its entirety. No part thereof shall be utilized separately or out of context.
7. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and are believed to be true and correct. However, for accuracy of such items furnished, the appraiser can assume no responsibility.
8. Neither all, nor any part of the contents of this report, especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to professional designation, shall be disseminated to the public through advertising media, public relations media, news media, sales media or by any other means of communication without prior written consent and approval of the author.

## STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

9. The conclusions presented in this report are estimates based on the data available or assembled by the appraiser. These conclusions must be considered opinions and not facts.
10. The appraisal report only covers the Appraised Property. Neither the figures, unit values, nor any analysis is to be construed as applicable to any other property, however similar such may be. The separate allocations for improvements must not be used in conjunction with any other appraisal report and are invalid if so used.
11. If there are inquiries concerning the inclusion or exclusion of items not covered by the appraisal, or the valuation set forth in the appraisal, such inquiries must be transmitted in writing to Sedgwick Valuation Services Division within 60 days of receipt of the appraisal report. If no such inquiries are transmitted within the stipulated period, the complete appraisal and valuation set forth herein shall be deemed to have been acceptable to the client.
12. This appraisal report is limited as to the matters set forth herein and no opinion of value or any other type of opinion is to be inferred or may be implied beyond the matters expressly so stated.
13. Sedgwick Valuation Services Division has had to rely on various sources to accumulate data on construction material and labor costs in the area in order to arrive at its opinion of the replacement cost of the Appraised Property. The information obtained from these sources is considered correct and reasonable but is not guaranteed. No liability is assumed because of inaccuracies or errors in such information or estimates, although reasonable efforts have been made to confirm them. No important factors have been intentionally withheld or overlooked.
14. The employment of the appraiser to complete this report for the purpose stated herein shall be terminated upon the delivery of the report to the employer or his designated representative unless the employer and the appraiser have agreed in writing that the appraiser's services as a consultant or expert witness have been retained beyond the time of completion of the report.
15. The authors of this report shall not be required to give testimony or appear in court or at any administrative proceeding relating to this appraisal, unless this appraisal is, by agreement, made in anticipation of litigation.
16. The liability of Sedgwick Valuation Services Division, the author(s) of this report and any other employees of Sedgwick Valuation Services Division is limited in total to the fee collected for preparation of this appraisal report.
17. Acceptance of, and/or use of, this appraisal report constitutes acceptance of the above conditions.
18. It must be noted that reconstruction from widespread natural disasters such as a hurricane or a flood event may create abnormal shortages of labor and materials, which could result in significant price increases for labor and materials above normal costs prior to the event. These increases, while temporary, may last for a year or more before returning to normal market conditions. Therefore, the insurable values stated in this appraisal are estimated based on normal market conditions. Thus, some or all the estimated values as reported herein may be inadequate for reconstruction or repair in periods after a widespread natural disaster.

## STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

19. Valuations are accepted with the understanding that there is no obligation to furnish services after completion of the original assignment. If the need for subsequent services related to a valuation assignment occurs, including additional improvements and/or amenities, changes to improvements and/or amenities, updates, conferences, testimony, preparation for testimony, document production, interrogatory response preparation, or preprint and copy services whether by request of the company or by subpoena or other legal process initiated by a party other than the company, company agrees to compensate Sedgwick for its time at its standard hourly rates then in effect plus all expenses incurred in the performance of said services. Sedgwick reserves the right to adjust the analysis, opinion and conclusion set forth in our report as we deem necessary by consideration of additional or more reliable data that may become available.

## ANNUAL UPDATE PROGRAM

Sedgwick Valuation Services Division is pleased to offer our clients a program to provide annual updates on their Insurance Appraisals for the next three years for a guaranteed fee.

The Update Program is valid only if there are no changes to the property, i.e., new construction, major upgrades, etc. Changes to the property within the three-year update program period would require a re-inspection of the property at a higher fee.

### ANNUAL UPDATE PROGRAM BENEFITS

- Annual Insurance Appraisal updates on the properties provide a written validation of updated insurance values, thus support premium increases.
- Demonstrates due diligence and impartiality on the part of the property manager and board members by the involvement of a third-party professional.
- The cost of your update insurance appraisal is lower if enrolled in the update program.

If you have not already chosen to accept the three-year annual update program and would like to do so at this time, please contact our Customer Service Representative at (800) 248-3376 or fax your request to (407) 805-9921. We will be pleased to provide you with a bid for the three-year annual program.



## Commercial Lines Valuation Requirements

sedgwick 

To promote the use of consistent and accurate valuation methods, the following guidelines apply to all commercial appraisals and alternative valuation reports:

### Professional Qualifications

- **Licensed Appraiser:** Appraisals can be completed by Florida licensed residential or general appraisers.
- **Other Qualified Professional:** Alternative valuation reports can be completed by other qualified professionals who provide certification of related experience.

### Required Elements

- Construction analysis
- Photos
- System-generated worksheets
- Date of appraisal
- Appraiser's name and license number or other qualified professional's name and certification statement:

I, Stephen L. Auld, certify that I, or the entity listed above, have/has at least three (3) years' experience in the field of commercial property inspections, commercial risk assessment, and commercial property replacement cost evaluation.

May 8, 2025

A handwritten signature in black ink, appearing to read 'Stephen L. Auld'.

Steve Auld  
Director  
Certified Construction Inspector #7088  
Certified Construction Consultant #7088  
Association of Construction Inspectors

## **Additional Details**

### **I. Construction Analysis**

At a minimum, the construction analysis should confirm the year built, building area (provide both the enclosed area and the area of open balconies and walkways), number of stories, construction elements of the foundation, floors, walls and roof, building occupancies, number of units, and all building systems and features necessary for the development of an accurate replacement cost estimate (examples: sprinkler system, elevators, etc.).

### **II. Photos**

Provide clear, color images reflecting a current and complete view of the subject property. While representative photos may be included for similar buildings and building interiors, photographs of any existing damage should be supplied.

### **III. System Generated Worksheets**

- **Industry Standard Source:** The software used to develop the valuation estimate must be a tool designed for insurance replacement-cost purposes and must be the most current version of that tool.
- **Report Source:** Valuation worksheets must be provided in the form of unaltered system-generated reports. Manually calculated estimates and appraiser developed spreadsheets will not be accepted.
- **Occupancy:** The occupancy type used to generate the valuation estimate must be the most accurate selection available for the described occupancy, as per the definitions of the selected software system.
- **Detailed Report Format:** Only full, detailed report formats will be accepted. Reports must reflect architect fees and overhead and profit as line items.
- **User Adjustments:** In general, no adjustments should be made to architect fees, labor and material costs, overhead and profit, or construction quality. When deemed necessary, adjustment to line items such as these, as well as any cost modifications made via user adjustment factors, must be fully documented on a report addendum. Documentation should include a detailed explanation for the adjustment and supporting data to substantiate the cost change.

### **IV. Date of Appraisal**

Valuation reports must be less than 12 months old to be considered currently valued.

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**

**1800 SE ST. LUCIE BOULEVARD**

**STUART, FL 34996**

**OCCUPANCY: CONDOMINIUM WITHOUT INTERIORS**

**24 UNIT RESIDENTIAL BUILDING  
( 1 OF 12)**

**HAZARD VALUATION**

**05/08/2025**

**Analysis No. U04898**

<b>Description</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>FOUNDATIONS</b>	74,031	102,234	15,327	191,592
<b>EXTERIOR WALL CLOSURE</b>	589,758	887,578	9,490	1,486,825
<b>ROOFING &amp; WATERPROOFING</b>	46,854	104,915	1,019	152,788
<b>INTERIOR CONSTRUCTION</b>	637,250	1,397,207	34,704	2,069,161
<b>ELEVATORS</b>	38,444	145,528	7,692	191,663
<b>MECHANICAL</b>	169,462	448,621	-	618,082
<b>ELECTRICAL</b>	255,376	228,922	64,895	549,193
<b>Replacement Cost Total</b>	<b>1,811,174</b>	<b>3,315,004</b>	<b>133,127</b>	<b>5,259,305</b>
<b>Less Exclusions</b>				<b>191,592</b>
<b>Insurable Replacement Cost</b>				<b>5,067,713</b>
<b>Less Depreciation</b>				<b>-2,208,931</b>
<b>Depreciated Replacement Cost</b>				<b>2,858,782</b>

All of the replacement costs contained in our analysis include the following:

- Architect's Fees - 7%
- Contractor's Overhead and Profit - 20%
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**

**1800 SE ST. LUCIE BOULEVARD**

**STUART, FL 34996**

**OCCUPANCY: CONDOMINIUM WITHOUT INTERIORS**

**24 UNIT RESIDENTIAL BUILDING**

**( 1 OF 12)**

**HAZARD VALUATION**

**05/08/2025**

**Analysis No. U04898**

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**

**1800 SE ST. LUCIE BOULEVARD**

**STUART, FL 34996**

**OCCUPANCY: CONDOMINIUM WITHOUT INTERIORS**

**24 UNIT RESIDENTIAL BUILDING  
( 1 OF 12)**

**HAZARD VALUATION**

**05/08/2025**

**Analysis No. U04898**

<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>FOUNDATIONS</b>			<b>74,031</b>	<b>102,234</b>	<b>15,327</b>	<b>191,592</b>
Concrete Excavation	1.00	ls	74,031	102,234	15,327	191,592
<b>EXTERIOR WALL CLOSURE</b>			<b>589,758</b>	<b>887,578</b>	<b>9,490</b>	<b>1,486,825</b>
Accessories, Plaster	3.39	clf	777	758	-	1,535
Accessories, Sleeves And Chases	13.73	ea	144	1,060	-	1,203
Aluminum Windows	1.00	ls	18,115	152,443	-	170,558
Anchor Bolts	157.00	ea	568	1,067	-	1,635
Bracing	1.14	clf	119	170	-	289
Building Paper	1.00	ls	916	1,369	-	2,286
Caulking And Sealants	1.00	ls	4,913	1,317	-	6,230
Commercial Steel Doors	30.00	ea	2,500	32,992	-	35,493
Concrete Block Column	252.00	vlf	12,749	14,563	-	27,313
Concrete Block, High Strength	16,956.00	sf	133,741	133,327	-	267,068
Concrete Curing	1.00	ls	1,014	2,676	-	3,690
Concrete In Place	1.00	ls	118	176	10	303
Concrete Ready Mix Normal Weight	89.01	cy	-	30,525	-	30,525
Control Joint	848.00	lf	1,863	1,119	-	2,982
Door Hardware	1.00	ls	2,357	24,400	-	26,757
Door, Glass, Sliding, Vinyl	1.00	ls	35,257	176,813	-	212,070
Doors And Windows, Exterior	1.00	ls	2,099	693	-	2,792
Drywall	22,042.80	sf	28,440	14,787	-	43,226
Expansion Joints	671.00	lf	502	536	457	1,494
Finishing Floors	18,310.00	sf	13,665	17,969	805	32,439
Forms In Place, Elevated Slabs	1.00	ls	25,243	12,772	-	38,015
Framing, Treated Lumber	.57	mbf	-	1,203	-	1,203
Framing, Walls	10.68	mbf	14,764	22,060	-	36,824
Furring	16,956.00	sf	39,622	11,374	-	50,997

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**

**1800 SE ST. LUCIE BOULEVARD**

**STUART, FL 34996**

**OCCUPANCY: CONDOMINIUM WITHOUT INTERIORS**

**24 UNIT RESIDENTIAL BUILDING  
( 1 OF 12)**

**HAZARD VALUATION**

**05/08/2025**

**Analysis No. U04898**

Grounds	565.00 lf	786	301	-	1,087
High Abuse Gypsum Board	5,086.80 sf	3,519	9,450	-	12,969
Masonry Grout Fill	1.00 ls	28,397	41,334	3,037	72,769
Masonry Reinforcing	1.00 ls	59,523	41,302	-	100,825
Nails	1.00 ls	-	1,097	-	1,097
Placing Concrete	178.01 cy	4,997	-	1,567	6,564
Prestressing Steel	3,662.00 lb	7,064	4,591	210	11,865
Reinforcing In Place	1.00 ls	4,567	7,880	1,316	13,763
Shoring for Concrete	1.00 ls	2,052	3,408	-	5,460
Siding Exterior	16,956.00 sf	6,422	13,237	-	19,659
Steel Frames, Knock Down	90.00 ea	3,841	19,533	161	23,535
Stucco	1,417.00 sy	69,054	7,923	1,861	78,838
Timber Connectors	1.00 ls	11,436	15,044	66	26,547
Walls And Ceilings, Interior	22,042.80 sf	19,259	17,209	-	36,468
Wood Exterior Sheathing	5,086.80 sf	6,790	6,139	-	12,928
Wood Framing, Columns	1.71 mbf	3,293	9,635	-	12,928
Wood Framing, Miscellaneous	1.00 ls	2,290	1,937	-	4,227
Wood Product Siding	8,478.00 sf	16,981	31,387	-	48,369

**ROOFING &  
WATERPROOFING**

**46,854**

**104,915**

**1,019**

**152,788**

	3.00	11,140	41,114	-	52,253
	646.00	9,527	16,947	1,019	27,493
Blocking	3.00 mbf	7,511	5,244	-	12,755
Cant Strips	646.00 lf	1,184	421	-	1,606
Flashing	1.00 ls	11,735	8,930	-	20,665
Roof Accessories	.00 lf	758	8,318	-	9,076
Roof Deck Insulation	1.00 ls	4,999	23,941	-	28,940

**INTERIOR  
CONSTRUCTION**

**637,250**

**1,397,207**

**34,704**

**2,069,161**

	19.66	8,490	17,444	-	25,934
Anchor Bolts	21.97 ea	1,380	277	-	1,657

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**

**1800 SE ST. LUCIE BOULEVARD**

**STUART, FL 34996**

**OCCUPANCY: CONDOMINIUM WITHOUT INTERIORS**

**24 UNIT RESIDENTIAL BUILDING**  
**( 1 OF 12)**

**HAZARD VALUATION**

<b>05/08/2025</b>				<b>Analysis No. U04898</b>	
Anchor Bolts	2.00 ea	7	11	-	18
Balcony/Walkway/Subfloor	1.00 ls	17,837	396,013	9,022	422,873
Bracing	6.72 clf	701	1,002	-	1,703
Caulking And Sealants	1.00 ls	881	226	-	1,107
Concrete Block Column	1,440.00 vlf	72,854	83,220	-	156,074
Concrete Block, High Strength	7,200.00 sf	56,790	56,615	-	113,405
Concrete Curing	1.00 ls	2,029	5,352	-	7,380
Concrete In Place	1.00 ls	31,872	57,280	9,002	98,154
Control Joint	15.00 lf	33	20	-	53
Door Hardware	1.00 ls	3,771	26,027	-	29,798
Doors & Windows, Interior Latex	96.00 ea	8,396	2,082	-	10,478
Drywall	81,600.00 sf	117,382	42,107	-	159,489
Expansion Joints	1,464.91 lf	1,095	1,170	997	3,263
Finishing Floors	18,311.34 sf	18,712	-	1,609	20,321
Framing, Walls	19.66 mbf	23,824	35,631	-	59,455
Gypsum Board Ceilings and Framing	1.00 ls	153,490	44,189	-	197,680
Masonry Grout Fill	1.00 ls	11,655	17,294	1,247	30,196
Masonry Reinforcing	1.00 ls	7,475	5,632	-	13,107
Nails	1.00 ls	-	1,833	-	1,833
Precast Beams	1.00 ls	3,388	192,238	4,449	200,075
Precast Columns	1.00 ls	11,927	206,999	5,804	224,730
Prestressing Steel	.00 lb	3,316	4,050	377	7,742
Reinforcing In Place	1.00 ls	3,324	9,015	-	12,339
Shoring for Concrete	1.00 ls	4,105	6,816	-	10,921
Stair	1.00 ls	19,251	93,498	1,844	114,593
Steel Frames, Knock Down	96.00 ea	9,020	32,992	-	42,012
Steel Lintels for Masonry Openings	1.00 ls	295	601	-	896
Timber Connectors	1.00 ls	-	261	-	261
Walls And Ceilings, Interior	14,400.00 sf	23,702	9,056	-	32,758
Welded Wire Fabric	183.11 csf	8,341	11,130	-	19,471

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**

**1800 SE ST. LUCIE BOULEVARD**

**STUART, FL 34996**

**OCCUPANCY: CONDOMINIUM WITHOUT INTERIORS**

**24 UNIT RESIDENTIAL BUILDING**  
**( 1 OF 12)**

**HAZARD VALUATION**

**05/08/2025**

**Analysis No. U04898**

Welding Structural	1.00 ls	1,770	143	352	2,265
Wood Door, Architectural	96.00 ea	9,232	36,197	-	45,429
Wood Framing, Miscellaneous	1.00 ls	905	787	-	1,692
<b>ELEVATORS</b>		<b>38,444</b>	<b>145,528</b>	<b>7,692</b>	<b>191,663</b>
Cab Finishes	2.00 ea	-	2,781	-	2,781
Elevator Controls And Doors	1.00 ls	3,584	3,345	7,692	14,621
Hydraulic Elevators	1.00 ls	34,860	139,401	-	174,261
<b>MECHANICAL</b>		<b>169,462</b>	<b>448,621</b>	-	<b>618,082</b>
Condensing Units	24.00 ea	58,916	108,820	-	167,735
Pkgd Terminal Air Conditioner	24.00 ea	7,070	119,351	-	126,421
Plumbing - General	26,667.00 sf	103,476	220,450	-	323,926
<b>ELECTRICAL</b>		<b>255,376</b>	<b>228,922</b>	<b>64,895</b>	<b>549,193</b>
	24.00	-	-	41,718	41,718
	.00	-	-	11,588	11,588
Conduit	26,667.00 lf	235,465	181,970	-	417,435
Grounding	1.00 ls	2,267	2,600	-	4,867
Interior Lighting Fixtures	1.00 ls	5,644	25,743	11,588	42,976
Panelboards	6.00 ea	12,000	18,609	-	30,609

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**

**1800 SE ST. LUCIE BOULEVARD**

**STUART, FL 34996**

**OCCUPANCY: CONDOMINIUM WITH INTERIORS**

**24 UNIT RESIDENTIAL BUILDING  
( 1 OF 12)**

**FLOOD VALUATION**

**05/08/2025**

**Analysis No. U04898\_F**

<b>Description</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>FOUNDATIONS</b>	74,031	102,234	15,327	191,592
<b>EXTERIOR WALL CLOSURE</b>	600,142	902,979	9,522	1,512,643
<b>ROOFING &amp; WATERPROOFING</b>	47,679	106,735	1,023	155,437
<b>INTERIOR CONSTRUCTION</b>	1,103,714	2,109,683	34,820	3,248,216
<b>ELEVATORS</b>	39,121	148,053	7,717	194,891
<b>MECHANICAL</b>	172,446	456,405	-	628,851
<b>ELECTRICAL</b>	259,873	232,895	65,111	557,878
<b>Replacement Cost Total</b>	<b>2,297,005</b>	<b>4,058,983</b>	<b>133,519</b>	<b>6,489,508</b>
<b>Less Exclusions</b>				<b>191,592</b>
<b>Insurable Replacement Cost</b>				<b>6,297,916</b>
<b>Less Depreciation</b>				<b>-2,790,488</b>
<b>Depreciated Replacement Cost</b>				<b>3,507,428</b>

All of the replacement costs contained in our analysis include the following:

- Architect's Fees - 7%
- Contractor's Overhead and Profit - 20%
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**

**1800 SE ST. LUCIE BOULEVARD**

**STUART, FL 34996**

**OCCUPANCY: CONDOMINIUM WITH INTERIORS**

**24 UNIT RESIDENTIAL BUILDING**

**( 1 OF 12)**

**FLOOD VALUATION**

**05/08/2025**

**Analysis No. U04898\_F**

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**

**1800 SE ST. LUCIE BOULEVARD**

**STUART, FL 34996**

**OCCUPANCY: CONDOMINIUM WITH INTERIORS**

**24 UNIT RESIDENTIAL BUILDING  
( 1 OF 12)**

**FLOOD VALUATION**

**05/08/2025**

**Analysis No. U04898\_F**

<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>FOUNDATIONS</b>			<b>74,031</b>	<b>102,234</b>	<b>15,327</b>	<b>191,592</b>
Concrete Excavation	1.00	ls	74,031	102,234	15,327	191,592
<b>EXTERIOR WALL CLOSURE</b>			<b>600,142</b>	<b>902,979</b>	<b>9,522</b>	<b>1,512,643</b>
Accessories, Plaster	3.39	clf	791	771	-	1,562
Accessories, Sleeves And Chases	13.73	ea	146	1,078	-	1,224
Aluminum Windows	1.00	ls	18,434	155,088	-	173,522
Anchor Bolts	157.00	ea	578	1,086	-	1,664
Bracing	1.14	clf	121	173	-	294
Building Paper	1.00	ls	932	1,393	-	2,325
Caulking And Sealants	1.00	ls	4,999	1,340	-	6,339
Commercial Steel Doors	30.00	ea	2,544	33,565	-	36,109
Concrete Block Column	252.00	vlf	12,974	14,816	-	27,790
Concrete Block, High Strength	16,956.00	sf	136,096	135,641	-	271,736
Concrete Curing	1.00	ls	1,032	2,722	-	3,754
Concrete In Place	1.00	ls	120	179	10	308
Concrete Ready Mix Normal Weight	89.01	cy	-	31,054	-	31,054
Control Joint	848.00	lf	1,896	1,139	-	3,034
Door Hardware	1.00	ls	2,398	24,824	-	27,222
Door, Glass, Sliding, Vinyl	1.00	ls	35,878	179,882	-	215,759
Doors And Windows, Exterior	1.00	ls	2,136	705	-	2,841
Drywall	22,042.80	sf	28,940	15,043	-	43,984
Expansion Joints	671.00	lf	510	545	458	1,514
Finishing Floors	18,310.00	sf	13,906	18,281	807	32,994
Forms In Place, Elevated Slabs	1.00	ls	25,687	12,994	-	38,681
Framing, Treated Lumber	.57	mbf	-	1,224	-	1,224
Framing, Walls	10.68	mbf	15,024	22,443	-	37,467
Furring	16,956.00	sf	40,320	11,572	-	51,892

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**

**1800 SE ST. LUCIE BOULEVARD**

**STUART, FL 34996**

**OCCUPANCY: CONDOMINIUM WITH INTERIORS**

**24 UNIT RESIDENTIAL BUILDING  
( 1 OF 12)**

**FLOOD VALUATION**

**05/08/2025**

**Analysis No. U04898\_F**

Grounds	565.00 lf	800	306	-	1,106
High Abuse Gypsum Board	5,086.80 sf	3,581	9,613	-	13,194
Masonry Grout Fill	1.00 ls	28,897	42,051	3,048	73,996
Masonry Reinforcing	1.00 ls	60,571	42,019	-	102,590
Nails	1.00 ls	-	1,116	-	1,116
Placing Concrete	178.01 cy	5,085	-	1,573	6,657
Prestressing Steel	3,662.00 lb	7,189	4,671	211	12,070
Reinforcing In Place	1.00 ls	4,647	8,017	1,321	13,984
Shoring for Concrete	1.00 ls	2,089	3,467	-	5,555
Siding Exterior	16,956.00 sf	6,535	13,467	-	20,002
Steel Frames, Knock Down	90.00 ea	3,909	19,872	161	23,942
Stucco	1,417.00 sy	70,270	8,060	1,867	80,197
Timber Connectors	1.00 ls	11,638	15,305	66	27,009
Walls And Ceilings, Interior	22,042.80 sf	19,598	17,507	-	37,106
Wood Exterior Sheathing	5,086.80 sf	6,909	6,245	-	13,155
Wood Framing, Columns	1.71 mbf	3,351	9,802	-	13,154
Wood Framing, Miscellaneous	1.00 ls	2,331	1,971	-	4,301
Wood Product Siding	8,478.00 sf	17,280	31,932	-	49,212

**ROOFING &  
WATERPROOFING**

**47,679      106,735      1,023      155,437**

	3.00	11,336	41,827	-	53,163
	646.00	9,695	17,241	1,023	27,958
Blocking	3.00 mbf	7,643	5,335	-	12,979
Cant Strips	646.00 lf	1,205	429	-	1,634
Flashing	1.00 ls	11,942	9,084	-	21,026
Roof Accessories	.00 lf	772	8,462	-	9,234
Roof Deck Insulation	1.00 ls	5,087	24,357	-	29,443

**INTERIOR  
CONSTRUCTION**

**1,103,714      2,109,683      34,820      3,248,216**

	19.66	8,640	17,747	-	26,387
Anchor Bolts	21.97 ea	1,404	282	-	1,686

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**

**1800 SE ST. LUCIE BOULEVARD**

**STUART, FL 34996**

**OCCUPANCY: CONDOMINIUM WITH INTERIORS**

**24 UNIT RESIDENTIAL BUILDING  
( 1 OF 12)**

**FLOOD VALUATION**

**05/08/2025**

**Analysis No. U04898\_F**

Anchor Bolts	2.00 ea	7	11	-	18
Balcony/Walkway/Subfloor	1.00 ls	18,151	402,885	9,052	430,088
Bracing	6.72 clf	713	1,020	-	1,733
Caulking And Sealants	1.00 ls	897	230	-	1,126
Concrete Block Column	1,440.00 vlf	74,137	84,664	-	158,801
Concrete Block, High Strength	7,200.00 sf	57,790	57,597	-	115,387
Concrete Curing	1.00 ls	2,064	5,445	-	7,509
Concrete In Place	1.00 ls	32,433	58,274	9,032	99,739
Control Joint	15.00 lf	34	20	-	54
Door Hardware	1.00 ls	3,837	26,478	-	30,316
Doors & Windows, Interior Latex	96.00 ea	8,544	2,118	-	10,662
Drywall	81,600.00 sf	119,449	42,838	-	162,286
Expansion Joints	1,464.91 lf	1,114	1,191	1,001	3,306
Finishing Floors	18,311.34 sf	19,041	-	1,615	20,656
Framing, Walls	19.66 mbf	24,243	36,249	-	60,493
Gypsum Board Ceilings and Framing	1.00 ls	156,193	44,956	-	201,149
Interior Finishes	26,667.00 sf	455,243	688,231	-	1,143,474
Masonry Grout Fill	1.00 ls	11,860	17,595	1,251	30,706
Masonry Reinforcing	1.00 ls	7,607	5,730	-	13,337
Nails	1.00 ls	-	1,865	-	1,865
Precast Beams	1.00 ls	3,447	195,574	4,464	203,485
Precast Columns	1.00 ls	12,137	210,591	5,824	228,551
Prestressing Steel	.00 lb	3,374	4,120	378	7,872
Reinforcing In Place	1.00 ls	3,383	9,171	-	12,554
Shoring for Concrete	1.00 ls	4,177	6,934	-	11,111
Stair	1.00 ls	19,590	95,120	1,851	116,560
Steel Frames, Knock Down	96.00 ea	9,179	33,565	-	42,743
Steel Lintels for Masonry Openings	1.00 ls	301	611	-	911
Timber Connectors	1.00 ls	-	266	-	266
Walls And Ceilings, Interior	14,400.00 sf	24,120	9,213	-	33,333

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**

**1800 SE ST. LUCIE BOULEVARD**

**STUART, FL 34996**

**OCCUPANCY: CONDOMINIUM WITH INTERIORS**

**24 UNIT RESIDENTIAL BUILDING  
( 1 OF 12)**

**FLOOD VALUATION**

**05/08/2025**

**Analysis No. U04898\_F**

Welded Wire Fabric	183.11 csf	8,488	11,323	-	19,811
Welding Structural	1.00 ls	1,801	145	353	2,300
Wood Door, Architectural	96.00 ea	9,395	36,825	-	46,220
Wood Framing, Miscellaneous	1.00 ls	921	801	-	1,721
<b>ELEVATORS</b>		<b>39,121</b>	<b>148,053</b>	<b>7,717</b>	<b>194,891</b>
Cab Finishes	2.00 ea	-	2,829	-	2,829
Elevator Controls And Doors	1.00 ls	3,647	3,403	7,717	14,768
Hydraulic Elevators	1.00 ls	35,474	141,820	-	177,294
<b>MECHANICAL</b>		<b>172,446</b>	<b>456,405</b>	-	<b>628,851</b>
Condensing Units	24.00 ea	59,953	110,708	-	170,661
Pkgd Terminal Air Conditioner	24.00 ea	7,194	121,422	-	128,616
Plumbing - General	26,667.00 sf	105,298	224,276	-	329,574
<b>ELECTRICAL</b>		<b>259,873</b>	<b>232,895</b>	<b>65,111</b>	<b>557,878</b>
	24.00	-	-	41,857	41,857
	.00	-	-	11,627	11,627
Conduit	26,667.00 lf	239,611	185,127	-	424,739
Grounding	1.00 ls	2,307	2,645	-	4,952
Interior Lighting Fixtures	1.00 ls	5,743	26,190	11,627	43,560
Panelboards	6.00 ea	12,211	18,932	-	31,144

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**  
**1800 SE ST. LUCIE BOULEVARD**  
**STUART, FL 34996**  
**OCCUPANCY: CLUBHOUSE WITH INTERIORS**  
**CLUBHOUSE**  
**(1 OF 1)**  
**INSURABLE VALUATION**

05/08/2025

Analysis No. U04898A

**Replacement Cost Summary**

<b>Description</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>FOUNDATIONS</b>	35,526	49,060	7,355	91,941
<b>SUPERSTRUCTURE</b>	76,703	106,452	5,269	188,424
<b>EXTERIOR WALL CLOSURE</b>	230,847	242,150	2,374	475,371
<b>ROOFING &amp; WATERPROOFING</b>	80,104	269,815	1,230	351,149
<b>INTERIOR CONSTRUCTION</b>	343,914	554,308	-	898,222
<b>MECHANICAL</b>	53,081	123,895	-	176,977
<b>ELECTRICAL</b>	27,463	67,551	-	95,014
 <b>Replacement Cost Total</b>	 847,638	 1,413,231	 16,228	 2,277,097
 <b>Less Exclusions</b>				 91,941
 <b>Insurable Replacement Cost</b>				 2,185,156
 <b>Less Depreciation</b>				 -979,152
 <b>Depreciated Replacement Cost</b>				 1,206,004

All of the replacement costs contained in our analysis include the following:

- Architect's Fees - 7%
- Contractor's Overhead and Profit - 20%
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**  
**1800 SE ST. LUCIE BOULEVARD**  
**STUART, FL 34996**  
**OCCUPANCY: CLUBHOUSE WITH INTERIORS**  
**CLUBHOUSE**  
**(1 OF 1)**  
**INSURABLE VALUATION**

05/08/2025

Analysis No. U04898A

**Replacement Cost Summary**

<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>FOUNDATIONS</b>			<b>35,526</b>	<b>49,060</b>	<b>7,355</b>	<b>91,941</b>
Concrete Excavation	1.00	ls	35,526	49,060	7,355	91,941
<b>SUPERSTRUCTURE</b>			<b>76,703</b>	<b>106,452</b>	<b>5,269</b>	<b>188,424</b>
Accessories, Sleeves And Chases	15.63	ea	188	1,387	-	1,575
Concrete Curing	1.00	ls	1,329	3,501	-	4,830
Concrete In Place	1.00	ls	154	230	12	396
Concrete Ready Mix Normal Weight	101.31	cy	-	39,945	-	39,945
Expansion Joints	764.00	lf	657	702	551	1,911
Finishing Floors	20,840.00	sf	17,900	23,515	971	42,386
Forms In Place, Elevated Slabs	1.00	ls	32,006	16,394	-	48,400
Placing Concrete	202.61	cy	6,545	-	1,892	8,437
Prestressing Steel	4,168.00	lb	9,254	6,008	254	15,515
Reinforcing In Place	1.00	ls	5,982	10,311	1,589	17,881
Shoring for Concrete	1.00	ls	2,688	4,459	-	7,148
<b>EXTERIOR WALL CLOSURE</b>			<b>230,847</b>	<b>242,150</b>	<b>2,374</b>	<b>475,371</b>
Accessories, Plaster	2.56	clf	676	658	-	1,334
Anchor Bolts	160.00	ea	666	1,250	-	1,917
Building Paper	1.00	ls	1,771	816	-	2,587
Caulking And Sealants	1.00	ls	2,897	766	-	3,663
Commercial Steel Doors	25.00	ea	2,398	31,611	-	34,009
Concrete Block Column	256.00	vlf	14,906	17,010	-	31,916
Concrete Block, High Strength	6,400.00	sf	58,097	57,860	-	115,958
Control Joint	320.00	lf	809	486	-	1,295
Door Hardware	1.00	ls	2,260	23,379	-	25,639
Doors And Windows, Exterior	1.00	ls	2,013	664	-	2,677
Drywall	6,400.00	sf	9,503	4,936	-	14,439
Furring	6,400.00	sf	17,212	4,936	-	22,148
Masonry Grout Fill	1.00	ls	12,927	18,315	1,274	32,515
Masonry Reinforcing	1.00	ls	25,857	17,924	-	43,781
Nails	1.00	ls	-	1,160	-	1,160

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**  
**1800 SE ST. LUCIE BOULEVARD**  
**STUART, FL 34996**  
**OCCUPANCY: CLUBHOUSE WITH INTERIORS**  
**CLUBHOUSE**  
**(1 OF 1)**  
**INSURABLE VALUATION**

**05/08/2025**

**Analysis No. U04898A**

<b>Replacement Cost Summary</b>					
Siding Exterior	1,280.00 sf	558	1,149	-	1,707
Steel Frames, Knock Down	75.00 ea	3,684	18,715	142	22,541
Stucco	2,844.44 sy	49,327	9,142	958	59,427
Timber Connectors	1.00 ls	2,648	599	-	3,247
Walls And Ceilings, Interior	6,400.00 sf	6,436	5,745	-	12,180
Wood Exterior Sheathing	8,646.10 sf	7,650	14,262	-	21,911
Wood Framing, Miscellaneous	1.00 ls	483	419	-	902
Wood Framing, Roofs	1.00 ls	8,069	10,348	-	18,417
<b>ROOFING &amp; WATERPROOFING</b>		<b>80,104</b>	<b>269,815</b>	<b>1,230</b>	<b>351,149</b>
	652.00	12,480	22,177	1,230	35,887
	3.00	3,722	13,725	-	17,447
Aluminum Roof Tiles	83.36 sq	26,207	143,693	-	169,900
Blocking	3.00 mbf	8,645	6,029	-	14,674
Cant Strips	652.00 lf	1,376	489	-	1,865
Flashing	1.00 ls	13,772	10,442	-	24,214
Roof Accessories	.00 lf	915	9,817	-	10,732
Roof Deck Insulation	1.00 ls	12,987	63,443	-	76,431
<b>INTERIOR CONSTRUCTION</b>		<b>343,914</b>	<b>554,308</b>	<b>-</b>	<b>898,222</b>
	10.76	5,347	10,976	-	16,324
	10,216.00	6,696	22,074	-	28,770
Bracing	3.68clf	442	631	-	1,073
Door Hardware	1.00 ls	542	3,741	-	4,283
Doors & Windows, Interior Latex	12.00 ea	1,208	299	-	1,507
Drywall	36,776.00 sf	59,976	21,819	-	81,795
Framing, Walls	10.76 mbf	15,006	22,420	-	37,426
Gypsum Board Ceilings and Framing	1.00 ls	59,674	17,174	-	76,848
Interior Finishes	10,216.00 sf	185,977	431,192	-	617,169
Nails	1.00 ls	-	1,149	-	1,149
Steel Frames, Knock Down	12.00 ea	1,298	4,742	-	6,039
Suspended Acoustic Ceil Tiles	5,108.00 sf	5,851	12,234	-	18,086
Timber Connectors	1.00 ls	-	159	-	159
Wood Door, Architectural	12.00 ea	1,328	5,202	-	6,530

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**  
**1800 SE ST. LUCIE BOULEVARD**  
**STUART, FL 34996**  
**OCCUPANCY: CLUBHOUSE WITH INTERIORS**  
**CLUBHOUSE**  
**(1 OF 1)**  
**INSURABLE VALUATION**

**05/08/2025**

**Analysis No. U04898A**

**Replacement Cost Summary**

Wood Framing, Miscellaneous	1.00 ls	569	495	-	1,064
<b>MECHANICAL</b>		<b>53,081</b>	<b>123,895</b>	-	<b>176,977</b>
Condensing Units	2.00 ea	6,781	15,359	-	22,140
Pkgd Terminal Air Conditioner	2.00 ea	678	11,435	-	12,113
Plumbing - General	10,216.00 sf	45,623	97,101	-	142,724
<b>ELECTRICAL</b>		<b>27,463</b>	<b>67,551</b>	-	<b>95,014</b>
Electrical	1.00 ls	27,463	67,551	-	95,014

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.****1800 SE ST. LUCIE BOULEVARD****STUART, FL 34996****OCCUPANCY: POOLHOUSE WITH INTERIORS****POOLHOUSE #1  
(1 OF 1)****INSURABLE VALUATION****05/08/2025****Analysis No. U04898B**

<b>Description</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>FOUNDATIONS</b>	2,596	3,584	537	6,717
<b>EXTERIOR WALL CLOSURE</b>	14,708	35,235	56	49,998
<b>ROOFING &amp; WATERPROOFING</b>	4,284	14,541	72	18,897
<b>INTERIOR CONSTRUCTION</b>	16,726	19,821	-	36,547
<b>MECHANICAL</b>	1,967	4,185	-	6,153
<b>ELECTRICAL</b>	1,269	3,120	-	4,389
<b>Replacement Cost Total</b>	<b>41,549</b>	<b>80,486</b>	<b>665</b>	<b>122,700</b>
<b>Less Exclusions</b>				<b>6,717</b>
<b>Insurable Replacement Cost</b>				<b>115,983</b>
<b>Less Depreciation</b>				<b>-52,761</b>
<b>Depreciated Replacement Cost</b>				<b>63,222</b>

All of the replacement costs contained in our analysis include the following:

- Architect's Fees - 7%
- Contractor's Overhead and Profit - 20%
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**

**1800 SE ST. LUCIE BOULEVARD**

**STUART, FL 34996**

**OCCUPANCY: POOLHOUSE WITH INTERIORS**

**POOLHOUSE #1  
(1 OF 1)**

**INSURABLE VALUATION**

**05/08/2025**

**Analysis No. U04898B**

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**

**1800 SE ST. LUCIE BOULEVARD**

**STUART, FL 34996**

**OCCUPANCY: POOLHOUSE WITH INTERIORS**

**POOLHOUSE #1  
(1 OF 1)**

**INSURABLE VALUATION**

**05/08/2025**

**Analysis No. U04898B**

<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>FOUNDATIONS</b>			<b>2,596</b>	<b>3,584</b>	<b>537</b>	<b>6,717</b>
Concrete Excavation	1.00	ls	2,596	3,584	537	6,717
<b>EXTERIOR WALL CLOSURE</b>			<b>14,708</b>	<b>35,235</b>	<b>56</b>	<b>49,998</b>
Anchor Bolts	25.00	ea	92	172	-	264
Bracing	.19	clf	20	29	-	49
Building Paper	1.00	ls	292	296	-	588
Caulking And Sealants	1.00	ls	8	2	-	10
Commercial Steel Doors	3.00	ea	254	3,341	-	3,594
Concrete Block Column	40.00	vlf	2,052	2,341	-	4,393
Concrete Block, High Strength	45.00	sf	360	358	-	718
Control Joint	2.00	lf	4	3	-	7
Door Hardware	1.00	ls	239	2,471	-	2,710
Drywall	900.00	sf	1,177	611	-	1,789
Framing, Treated Lumber	.10	mbf	-	205	-	205
Framing, Walls	1.80	mbf	2,521	3,764	-	6,285
Furring	45.00	sf	107	31	-	137
Grounds	95.00	lf	134	51	-	185
High Abuse Gypsum Board	855.00	sf	600	1,608	-	2,208
Laminated Framing	1.00	ls	6	46	6	57
Masonry Grout Fill	1.00	ls	188	182	20	390
Masonry Reinforcing	1.00	ls	160	111	-	271
Nails	1.00	ls	-	259	-	259
Steel Frames, Knock Down	9.00	ea	390	1,978	16	2,384
Structural Joists Fabricate	1.00	ls	680	9,787	-	10,467
Timber Connectors	1.00	ls	2,078	2,870	13	4,961
Walls And Ceilings, Interior	900.00	sf	797	711	-	1,509
Wood Exterior Sheathing	1,586.39	sf	1,704	2,052	-	3,756

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**

**1800 SE ST. LUCIE BOULEVARD**

**STUART, FL 34996**

**OCCUPANCY: POOLHOUSE WITH INTERIORS**

**POOLHOUSE #1  
(1 OF 1)**

**INSURABLE VALUATION**

**05/08/2025**

**Analysis No. U04898B**

Wood Framing, Columns	.30 mbf	586	1,712	-	2,298
Wood Framing, Miscellaneous	1.00 ls	204	168	-	371
Wood Framing, Roofs	1.00 ls	45	47	-	92
Wood Framing, Sills	.01 mbf	12	30	-	42
<b>ROOFING &amp; WATERPROOFING</b>		<b>4,284</b>	<b>14,541</b>	<b>72</b>	<b>18,897</b>
	900.00	461	1,700	-	2,161
	102.00	672	1,194	72	1,938
Aluminum Roof Tiles	.91 sq	252	1,382	-	1,634
Cant Strips	102.00 lf	190	67	-	257
Flashing	1.00 ls	1,793	1,365	-	3,159
Roof Accessories	.00 lf	512	6,905	-	7,417
Roof Deck Insulation	1.00 ls	403	1,928	-	2,331
<b>INTERIOR CONSTRUCTION</b>		<b>16,726</b>	<b>19,821</b>	-	<b>36,547</b>
	.55	240	492	-	732
Bracing	.19clf	20	29	-	49
Drywall	1,872.00 sf	2,705	978	-	3,683
Framing, Walls	.55 mbf	674	1,006	-	1,680
Gypsum Board Ceilings and Framing	1.00 ls	6,420	1,851	-	8,271
Interior Finishes	625.00 sf	6,640	15,396	-	22,036
Nails	1.00 ls	-	46	-	46
Wood Framing, Miscellaneous	1.00 ls	27	23	-	50
<b>MECHANICAL</b>		<b>1,967</b>	<b>4,185</b>	-	<b>6,153</b>
Plumbing - General	625.00 sf	1,967	4,185	-	6,153
<b>ELECTRICAL</b>		<b>1,269</b>	<b>3,120</b>	-	<b>4,389</b>
Electrical	1.00 ls	1,269	3,120	-	4,389

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**  
**1800 SE ST. LUCIE BOULEVARD**  
**STUART, FL 34996**  
**OCCUPANCY: POOLHOUSE WITHOUT INTERIORS**  
**POOLHOUSE #2**  
**(1 OF 1)**  
**INSURABLE VALUATION**

05/08/2025

Analysis No. U04898C

**Replacement Cost Summary**

<b>Description</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>FOUNDATIONS</b>	650	898	135	1,683
<b>EXTERIOR WALL CLOSURE</b>	6,698	13,320	16	20,035
<b>ROOFING &amp; WATERPROOFING</b>	1,255	2,788	-	4,044
<b>INTERIOR CONSTRUCTION</b>	1,759	595	-	2,353
<b>MECHANICAL</b>	436	935	-	1,372
<b>ELECTRICAL</b>	268	664	-	932
<b>Replacement Cost Total</b>	<b>11,066</b>	<b>19,201</b>	<b>151</b>	<b>30,418</b>
<b>Less Exclusions</b>				<b>1,683</b>
<b>Insurable Replacement Cost</b>				<b>28,735</b>
<b>Less Depreciation</b>				<b>-13,080</b>
<b>Depreciated Replacement Cost</b>				<b>15,655</b>

All of the replacement costs contained in our analysis include the following:

- Architect's Fees - 7%
- Contractor's Overhead and Profit - 20%
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**  
**1800 SE ST. LUCIE BOULEVARD**  
**STUART, FL 34996**  
**OCCUPANCY: POOLHOUSE WITHOUT INTERIORS**  
**POOLHOUSE #2**  
**(1 OF 1)**  
**INSURABLE VALUATION**

05/08/2025

Analysis No. U04898C

**Replacement Cost Summary**

<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>FOUNDATIONS</b>			<b>650</b>	<b>898</b>	<b>135</b>	<b>1,683</b>
Concrete Excavation	1.00	ls	650	898	135	1,683
<b>EXTERIOR WALL CLOSURE</b>			<b>6,698</b>	<b>13,320</b>	<b>16</b>	<b>20,035</b>
Bracing	.13	clf	11	16	-	27
Building Paper	1.00	ls	117	141	-	258
Commercial Steel Doors	2.00	ea	134	1,778	-	1,912
Door Hardware	1.00	ls	126	1,315	-	1,441
Drywall	576.00	sf	597	312	-	909
Framing, Treated Lumber	.06	mbf	-	110	-	110
Framing, Walls	1.21	mbf	1,343	2,019	-	3,362
Grounds	64.00	lf	72	28	-	99
High Abuse Gypsum Board	576.00	sf	320	865	-	1,185
Nails	1.00	ls	-	121	-	121
Steel Frames, Knock Down	6.00	ea	206	1,053	9	1,268
Timber Connectors	1.00	ls	1,155	1,497	7	2,658
Walls And Ceilings, Interior	576.00	sf	404	364	-	768
Wood Exterior Sheathing	809.37	sf	762	833	-	1,594
Wood Framing, Columns	.21	mbf	325	957	-	1,281
Wood Framing, Miscellaneous	1.00	ls	107	89	-	196
Wood Framing, Roofs	1.00	ls	95	101	-	196
Wood Product Siding	576.00	sf	927	1,724	-	2,650
<b>ROOFING &amp; WATERPROOFING</b>			<b>1,255</b>	<b>2,788</b>	<b>-</b>	<b>4,044</b>
	576.00		234	868	-	1,102
Aluminum Roofing Panels	225.00	sf	904	1,429	-	2,333
Roof Accessories	14.00	lf	19	15	-	34
Roof Deck Insulation	1.00	ls	99	476	-	574
<b>INTERIOR CONSTRUCTION</b>			<b>1,759</b>	<b>595</b>	<b>-</b>	<b>2,353</b>
	70.00		14	29	-	44
Bracing	.01	clf	1	1	-	2

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**  
**1800 SE ST. LUCIE BOULEVARD**  
**STUART, FL 34996**  
**OCCUPANCY: POOLHOUSE WITHOUT INTERIORS**  
**POOLHOUSE #2**  
**(1 OF 1)**  
**INSURABLE VALUATION**

**05/08/2025**

**Analysis No. U04898C**

**Replacement Cost Summary**

Drywall	70.00 sf	73	29	-	102
Framing, Walls	.04 mbf	38	58	-	96
Gypsum Board Ceilings and Framing	1.00 ls	1,631	473	-	2,104
Nails	1.00 ls	-	3	-	3
Wood Framing, Miscellaneous	1.00 ls	2	1	-	3
<b>MECHANICAL</b>		<b>436</b>	<b>935</b>	-	<b>1,372</b>
Plumbing - General	200.00 sf	436	935	-	1,372
<b>ELECTRICAL</b>		<b>268</b>	<b>664</b>	-	<b>932</b>
Electrical	1.00 ls	268	664	-	932

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**  
**1800 SE ST. LUCIE BOULEVARD**  
**STUART, FL 34996**  
**OCCUPANCY: POOLHOUSE WITHOUT INTERIORS**  
**POOLHOUSE #3**  
**(1 OF 1)**  
**INSURABLE VALUATION**

05/08/2025

Analysis No. U04898D

**Replacement Cost Summary**

<b>Description</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>FOUNDATIONS</b>	1,257	1,736	260	3,253
<b>EXTERIOR WALL CLOSURE</b>	11,446	20,695	22	32,163
<b>ROOFING &amp; WATERPROOFING</b>	2,895	6,175	-	9,070
<b>INTERIOR CONSTRUCTION</b>	5,438	3,965	-	9,403
<b>MECHANICAL</b>	1,050	2,247	-	3,297
<b>ELECTRICAL</b>	644	1,595	-	2,239
<b>Replacement Cost Total</b>	<b>22,730</b>	<b>36,413</b>	<b>282</b>	<b>59,425</b>
<b>Less Exclusions</b>				<b>3,253</b>
<b>Insurable Replacement Cost</b>				<b>56,172</b>
<b>Less Depreciation</b>				<b>-25,553</b>
<b>Depreciated Replacement Cost</b>				<b>30,619</b>

All of the replacement costs contained in our analysis include the following:

- Architect's Fees - 7%
- Contractor's Overhead and Profit - 20%
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**  
**1800 SE ST. LUCIE BOULEVARD**  
**STUART, FL 34996**  
**OCCUPANCY: POOLHOUSE WITHOUT INTERIORS**  
**POOLHOUSE #3**  
**(1 OF 1)**  
**INSURABLE VALUATION**

05/08/2025

Analysis No. U04898D

**Replacement Cost Summary**

<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>FOUNDATIONS</b>			<b>1,257</b>	<b>1,736</b>	<b>260</b>	<b>3,253</b>
Concrete Excavation	1.00	ls	1,257	1,736	260	3,253
<b>EXTERIOR WALL CLOSURE</b>			<b>11,446</b>	<b>20,695</b>	<b>22</b>	<b>32,163</b>
Bracing	.20	clf	19	28	-	47
Building Paper	1.00	ls	225	254	-	479
Commercial Steel Doors	2.00	ea	154	2,044	-	2,198
Door Hardware	1.00	ls	145	1,512	-	1,657
Drywall	864.00	sf	1,030	539	-	1,569
Framing, Treated Lumber	.10	mbf	-	190	-	190
Framing, Walls	1.81	mbf	2,316	3,480	-	5,796
Grounds	96.00	lf	123	47	-	171
High Abuse Gypsum Board	864.00	sf	552	1,491	-	2,044
Nails	1.00	ls	-	221	-	221
Steel Frames, Knock Down	6.00	ea	237	1,210	11	1,457
Timber Connectors	1.00	ls	1,976	2,480	11	4,468
Walls And Ceilings, Interior	864.00	sf	698	627	-	1,324
Wood Exterior Sheathing	1,358.74	sf	1,417	1,628	-	3,046
Wood Framing, Columns	.30	mbf	534	1,571	-	2,105
Wood Framing, Miscellaneous	1.00	ls	185	154	-	339
Wood Framing, Roofs	1.00	ls	234	247	-	481
Wood Product Siding	864.00	sf	1,599	2,972	-	4,572
<b>ROOFING &amp; WATERPROOFING</b>			<b>2,895</b>	<b>6,175</b>	<b>-</b>	<b>9,070</b>
	864.00		404	1,497	-	1,901
Aluminum Roofing Panels	477.00	sf	2,205	3,484	-	5,689
Roof Accessories	29.00	lf	46	35	-	80
Roof Deck Insulation	1.00	ls	241	1,159	-	1,400
<b>INTERIOR CONSTRUCTION</b>			<b>5,438</b>	<b>3,965</b>	<b>-</b>	<b>9,403</b>
	208.00		49	100	-	149
Bracing	.04	clf	4	6	-	9

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**  
**1800 SE ST. LUCIE BOULEVARD**  
**STUART, FL 34996**  
**OCCUPANCY: POOLHOUSE WITHOUT INTERIORS**  
**POOLHOUSE #3**  
**(1 OF 1)**  
**INSURABLE VALUATION**

**05/08/2025**

**Analysis No. U04898D**

**Replacement Cost Summary**

Drywall	208.00 sf	248	100	-	348
Framing, Walls	.12 mbf	135	204	-	339
Gypsum Board Ceilings and Framing	1.00 ls	3,929	1,136	-	5,065
Nails	1.00 ls	-	9	-	9
Paneling, Plywood	208.00 sf	1,068	2,405	-	3,473
Wood Framing, Miscellaneous	1.00 ls	6	5	-	10
<b>MECHANICAL</b>		<b>1,050</b>	<b>2,247</b>	-	<b>3,297</b>
Plumbing - General	418.00 sf	1,050	2,247	-	3,297
<b>ELECTRICAL</b>		<b>644</b>	<b>1,595</b>	-	<b>2,239</b>
Electrical	1.00 ls	644	1,595	-	2,239

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**  
**1800 SE ST. LUCIE BOULEVARD**  
**STUART, FL 34996**  
**OCCUPANCY: GUARDHOUSE WITHOUT INTERIORS**  
**GUARDHOUSE**  
**(1 OF 1)**  
**INSURABLE VALUATION**

05/08/2025

Analysis No. U04898E

**Replacement Cost Summary**

<b>Description</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>FOUNDATIONS</b>	2,320	3,204	480	6,004
<b>EXTERIOR WALL CLOSURE</b>	2,408	5,873	15	8,295
<b>ROOFING &amp; WATERPROOFING</b>	5,837	18,693	24	24,554
<b>INTERIOR CONSTRUCTION</b>	4,157	2,415	60	6,632
<b>ELECTRICAL</b>	582	1,433	-	2,016
 <b>Replacement Cost Total</b>	 <b>15,303</b>	 <b>31,619</b>	 <b>578</b>	 <b>47,500</b>
 <b>Less Exclusions</b>				 <b>6,004</b>
 <b>Insurable Replacement Cost</b>				 <b>41,496</b>
 <b>Less Depreciation</b>				 <b>-20,425</b>
 <b>Depreciated Replacement Cost</b>				 <b>21,071</b>

All of the replacement costs contained in our analysis include the following:

- Architect's Fees - 7%
- Contractor's Overhead and Profit - 20%
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.**  
**1800 SE ST. LUCIE BOULEVARD**  
**STUART, FL 34996**  
**OCCUPANCY: GUARDHOUSE WITHOUT INTERIORS**  
**GUARDHOUSE**  
**(1 OF 1)**  
**INSURABLE VALUATION**

05/08/2025

Analysis No. U04898E

**Replacement Cost Summary**

Description	Quantity	Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
<b>FOUNDATIONS</b>			<b>2,320</b>	<b>3,204</b>	<b>480</b>	<b>6,004</b>
Concrete Excavation	1.00	ls	2,320	3,204	480	6,004
<b>EXTERIOR WALL CLOSURE</b>			<b>2,408</b>	<b>5,873</b>	<b>15</b>	<b>8,295</b>
Accessories, Plaster	.03	clf	8	8	-	15
Bracing	.02	clf	2	3	-	6
Building Paper	1.00	ls	104	62	-	166
Caulking And Sealants	1.00	ls	18	5	-	22
Drywall	67.20	sf	99	51	-	150
Framing, Treated Lumber	.01	mbf	-	17	-	17
Framing, Walls	.14	mbf	225	338	-	564
Grounds	7.00	lf	11	4	-	15
High Abuse Gypsum Board	67.20	sf	53	142	-	195
Laminated Framing	1.00	ls	2	17	2	21
Nails	1.00	ls	-	66	-	66
Siding Exterior	67.20	sf	29	60	-	89
Structural Joists Fabricate	1.00	ls	233	3,360	-	3,593
Stucco	37.34	sy	534	143	11	688
Timber Connectors	1.00	ls	318	386	2	706
Walls And Ceilings, Interior	67.20	sf	67	60	-	126
Wood Exterior Sheathing	505.94	sf	477	788	-	1,265
Wood Framing, Columns	.03	mbf	66	192	-	258
Wood Framing, Miscellaneous	1.00	ls	19	16	-	35
Wood Framing, Roofs	1.00	ls	139	144	-	283
Wood Framing, Sills	.00	mbf	4	11	-	16
<b>ROOFING &amp; WATERPROOFING</b>			<b>5,837</b>	<b>18,693</b>	<b>24</b>	<b>24,554</b>
	67.20		39	142	-	181
	58.00		231	410	24	665
Aluminum Roof Tiles	2.35	sq	730	4,001	-	4,730
Aluminum Roofing Panels	477.00	sf	2,711	4,257	-	6,969
Cant Strips	58.00	lf	121	43	-	164

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**05/08/2025**

**Analysis No. U04898E**

**Replacement Cost Summary**

Flashing	1.00 ls	1,124	867	-	1,991
Roof Accessories	29.00 lf	615	7,696	-	8,311
Roof Deck Insulation	1.00 ls	267	1,277	-	1,544
<b>INTERIOR CONSTRUCTION</b>		<b>4,157</b>	<b>2,415</b>	<b>60</b>	<b>6,632</b>
	.00	28	57	-	84
Bracing	.02 clf	2	3	-	6
Door Hardware	1.00 ls	45	308	-	353
Doors & Windows, Interior Latex	1.00 ea	99	25	-	124
Drywall	192.00 sf	282	112	-	394
Framing, Walls	.06 mbf	77	115	-	193
Gypsum Board Ceilings and Framing	1.00 ls	2,245	638	-	2,882
Gypsum Plaster	21.33 sy	845	204	60	1,109
Nails	1.00 ls	-	5	-	5
Steel Frames, Knock Down	1.00 ea	89	390	-	479
Walls And Ceilings, Interior	288.00 sf	334	128	-	461
Wood Door, Architectural	1.00 ea	109	428	-	537
Wood Framing, Miscellaneous	1.00 ls	2	2	-	4
<b>ELECTRICAL</b>		<b>582</b>	<b>1,433</b>	-	<b>2,016</b>
Electrical	1.00 ls	582	1,433	-	2,016

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.****1800 SE ST. LUCIE BOULEVARD****STUART, FL 34996**

**OCCUPANCY: MAINTENACE BUILDING WITHOUT INTERIORS**  
**MAINTENANCE BUILDING**  
**(1 OF 1)**  
**INSURABLE VALUATION**

**05/08/2025****Analysis No. U04898G****Replacement Cost Summary**

<b>Description</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>FOUNDATIONS</b>	8,607	11,885	1,782	22,274
<b>EXTERIOR WALL CLOSURE</b>	25,032	70,983	52	96,066
<b>ROOFING &amp; WATERPROOFING</b>	14,937	29,926	276	45,138
<b>INTERIOR CONSTRUCTION</b>	13,395	10,304	82	23,781
<b>MECHANICAL</b>	4,934	24,410	-	29,344
<b>ELECTRICAL</b>	3,016	7,441	-	10,457
<b>Replacement Cost Total</b>	<b>69,921</b>	<b>154,948</b>	<b>2,192</b>	<b>227,060</b>
<b>Less Exclusions</b>				<b>22,274</b>
<b>Insurable Replacement Cost</b>				<b>204,786</b>
<b>Less Depreciation</b>				<b>-97,636</b>
<b>Depreciated Replacement Cost</b>				<b>107,150</b>

All of the replacement costs contained in our analysis include the following:

- Architect's Fees - 7%
- Contractor's Overhead and Profit - 20%
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

**CONQUISTADOR HOMEOWNERS ASSOCIATION, INC.****1800 SE ST. LUCIE BOULEVARD****STUART, FL 34996**
**OCCUPANCY: MAINTENACE BUILDING WITHOUT INTERIORS**  
**MAINTENANCE BUILDING**  
**(1 OF 1)**  
**INSURABLE VALUATION**
**05/08/2025****Analysis No. U04898G****Replacement Cost Summary**

<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>FOUNDATIONS</b>			<b>8,607</b>	<b>11,885</b>	<b>1,782</b>	<b>22,274</b>
Concrete Excavation	1.00	ls	8,607	11,885	1,782	22,274
<b>EXTERIOR WALL CLOSURE</b>			<b>25,032</b>	<b>70,983</b>	<b>52</b>	<b>96,066</b>
Bracing	.35	clf	36	52	-	89
Building Paper	1.00	ls	719	618	-	1,337
Drywall	1,536.00	sf	1,979	1,030	-	3,009
Framing, Treated Lumber	.17	mbf	-	364	-	364
Framing, Walls	3.23	mbf	4,457	6,672	-	11,130
Grounds	171.00	lf	238	91	-	329
High Abuse Gypsum Board	1,536.00	sf	1,061	2,853	-	3,914
Laminated Framing	1.00	ls	22	180	24	226
Nails	1.00	ls	-	560	-	560
Siding Exterior	1,536.00	sf	581	1,199	-	1,780
Structural Joists Fabricate	1.00	ls	2,524	36,440	-	38,965
Timber Connectors	1.00	ls	3,754	5,491	27	9,273
Walls And Ceilings, Interior	1,536.00	sf	1,340	1,199	-	2,539
Wood Exterior Sheathing	3,938.00	sf	3,806	5,092	-	8,899
Wood Framing, Columns	.54	mbf	1,039	3,042	-	4,081
Wood Framing, Miscellaneous	1.00	ls	356	294	-	651
Wood Framing, Sills	.02	mbf	46	118	-	164
Wood Product Siding	1,536.00	sf	3,072	5,686	-	8,758
<b>ROOFING &amp; WATERPROOFING</b>			<b>14,937</b>	<b>29,926</b>	<b>276</b>	<b>45,138</b>
	1,536.00		775	2,864	-	3,640
	384.00		2,496	4,446	276	7,218
Aluminum Roofing Panels	477.00	sf	2,383	3,748	-	6,131
Cant Strips	384.00	lf	703	250	-	953
Flashing	1.00	ls	6,664	5,172	-	11,836
Roof Accessories	29.00	lf	606	7,164	-	7,770
Roof Deck Insulation	1.00	ls	1,310	6,280	-	7,590
<b>INTERIOR</b>			<b>13.395</b>	<b>10.304</b>	<b>82</b>	<b>23.781</b>

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**OCCUPANCY: MAINTENACE BUILDING WITHOUT INTERIORS**  
**MAINTENANCE BUILDING**  
**(1 OF 1)**  
**INSURABLE VALUATION**

**05/08/2025****Analysis No. U04898G****Replacement Cost Summary****CONSTRUCTION**

	.00	488	1,003	-	1,490
Bracing	.39 clf	41	58	-	99
Door Hardware	1.00 ls	118	813	-	931
Doors & Windows, Interior Latex	3.00 ea	262	65	-	327
Drywall	2,898.00 sf	3,986	1,495	-	5,481
Floors, Interior	1,132.00 sf	1,387	589	-	1,976
Framing, Walls	1.13 mbf	1,370	2,050	-	3,420
Gypsum Board Ceilings and Framing	1.00 ls	2,861	827	-	3,688
Gypsum Plaster	31.44 sy	1,095	264	82	1,441
Nails	1.00 ls	-	106	-	106
Steel Frames, Knock Down	3.00 ea	297	1,031	-	1,328
Timber Connectors	1.00 ls	-	15	-	15
Walls And Ceilings, Interior	1,249.00 sf	1,152	809	-	1,961
Wood Door, Architectural	3.00 ea	288	1,131	-	1,419
Wood Framing, Miscellaneous	1.00 ls	52	46	-	98
<b>MECHANICAL</b>		<b>4,934</b>	<b>24,410</b>	-	<b>29,344</b>
Plumbing - General	1,132.00 sf	3,947	8,421	-	12,367
Self-Contained Single Package	2.00 ea	987	15,989	-	16,976
<b>ELECTRICAL</b>		<b>3,016</b>	<b>7,441</b>	-	<b>10,457</b>
Electrical	1.00 ls	3,016	7,441	-	10,457