



**REPLACEMENT COST VALUATION  
FOR INSURANCE PURPOSES**



For:

**KENSINGTON AT WOODFIELD, INC.  
6609 NW 42nd Way  
Boca Raton, Florida 33496**



## REPLACEMENT COST VALUATION REPORT FOR INSURANCE PURPOSES

**SUBJECT PROPERTY: KENSINGTON AT WOODFIELD, INC.**

**MAIN ADDRESS:**  
**6609 NW 42nd Way**  
**Boca Raton, Florida 33496**  
**FILE #: R-008476**

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

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

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

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

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

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

### **DEFINITIONS:**

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

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

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

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

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

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

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

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

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

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

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. That our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined replacement cost value or direction in replacement cost value that favors the cause of the client, the amount of the replacement cost value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this replacement cost valuation.
7. This replacement cost valuation report does not constitute a real estate appraisal, does not determine market value, and is not intended to be used for lending purposes.
8. A physical inspection of this property was performed on 03-12-2026.

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



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



**I, Rayhl Taber-Lang, of Prestar LLC, certify that I am qualified and have over ten (10) years' experience in the field of commercial property inspections, commercial risk assessment, and commercial replacement cost valuation.**

**Signature:**  
**Date:** 03-26-2026  
**Position / Licenses:** Lead Reviewer / Appraisal Alternative Approved

**KENSINGTON AT WOODFIELD, INC.  
BUILDING SCHEDULE**

<b>BLDG #</b>	<b>STYLE</b>	<b>ADDRESS</b>	<b># STORIES</b>	<b># UNITS</b>	<b>NET SF</b>	<b>GROSS SF</b>
1	A	6609 NW 42ND WAY	1	N/A	196.0	196.0
		<b>TOTALS</b>		<b>0</b>	<b>196.0</b>	<b>196.0</b>

**KENSINGTON AT WOODFIELD, INC.**  
**SUMMARY OF ESTIMATED REPLACEMENT COSTS - STANDARD AND FLOOD HAZARD**  
**AS OF MARCH 26, 2026**

<b>BLDG #</b>	<b>STYLE</b>	<b>REPLACEMENT COST (FLOOD)</b>	<b>BELOW GROUND INSURANCE EXCLUSIONS</b>	<b>EXCLUDED (INSURABLE) REPLACEMENT COST (STANDARD)</b>	<b>DEPRECIATED REPLACEMENT COST (FLOOD)</b>	<b>DEPRECIATED REPLACEMENT COST (STANDARD)</b>
1	A	85,366	9,626	75,741	68,293	60,593
<b>BLDG TOTALS</b>		<b>85,366</b>	<b>9,626</b>	<b>75,741</b>	<b>68,293</b>	<b>60,593</b>
<b>OTHER TOTALS*</b>		<b>776,900</b>	<b>0</b>	<b>776,900</b>	<b>660,365</b>	<b>660,365</b>
<b>GRAND TOTALS</b>		<b>862,266</b>	<b>9,626</b>	<b>852,641</b>	<b>728,658</b>	<b>720,958</b>

\* See attached Amenities Listing for details if applicable.

**KENSINGTON AT WOODFIELD, INC.**  
**COMBINED BUILDING SCHEDULE / SUMMARY OF COSTS- STANDARD AND FLOOD HAZARD**  
**AS OF MARCH 26, 2026**

<b>BLDG #</b>	<b>STYLE</b>	<b>ADDRESS</b>	<b># STORIES</b>	<b># UNITS</b>	<b>NET SF</b>	<b>TOTAL INSURABLE VALUE- FLOOD HAZARD</b>	<b>TOTAL INSURABLE VALUE- STANDARD HAZARD</b>
1	A	6609 NW 42ND WAY	1	N/A	196	85,366	75,741
<b>BLDG TOTALS</b>				<b>0</b>	<b>196</b>	<b>85,366</b>	<b>75,741</b>
<b>OTHER TOTALS*</b>						<b>776,900</b>	<b>776,900</b>
<b>GRAND TOTALS</b>						<b>862,266</b>	<b>852,641</b>

\* See Amenities Listing for details if applicable.

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

**KENSINGTON AT WOODFIELD, INC  
AMENITIES LISTING**

ITEM REQUESTED	LOCATION	DESCRIPTION	TOTAL COST
EQUIPMENT	COMMUNITY	MAILBOXES - METAL - SINGLE - STANDARD ON METAL POST (8)	6,000
EQUIPMENT	COMMUNITY	MAILBOXES - METAL - DOUBLE - STANDARD ON METAL POST (50)	56,250
EQUIPMENT	COMMUNITY	CCTV CAMERA SYSTEM	9,700
LIGHTING	COMMUNITY	LANDSCAPE -	37,750
LIGHTING	COMMUNITY	12'H METAL WITH SINGLE FIXTURE -STREET (36)	96,500
SIGNAGE	COMMUNITY	MISCELLANEOUS (1)	300
SIGNAGE	COMMUNITY	STOP / STREET (8)	3,900
SIGNAGE	COMMUNITY	STOP (3)	1,000
SIGNAGE	COMMUNITY	STREET (4)	1,600
		<b>TOTAL COMMUNITY ITEMS</b>	<b>213,000</b>
WALLS	EAST PERIMETER	MASONRY PRECAST	106,350
WALLS	PERIMETER SOUTH	MASONRY	48,750
WALLS	WEST PERIMETER	MASONRY PRECAST	122,000
		<b>TOTAL PERIMETER WALLS</b>	<b>277,100</b>
EQUIPMENT	SOUTH PARK	BENCHES - COMPOSITE	2,650
EQUIPMENT	SOUTH PARK	TRASH CANS - METAL	200
COLUMNS	ENTRY	MASONRY WITH TILE	3,050
FENCING / WALLS	ENTRY	WOOD WITH GATE	450
FENCING / WALLS	ENTRY	MASONRY - PRECAST	8,450
FOUNTAIN	ENTRY	MASONRY WITH STONE & TILE WITH SPOUTS	48,750
IRRIGATION	ENTRY	RAINBIRD CONTROLS (CITY WATER) (6)	3,200
MONUMENT	ENTRY	MASONRY / TILE WALLS & COLUMNS WITH LETTERING & LIGHTING (2)	53,600
EQUIPMENT	ENTRY PARK	BENCHES - COMPOSITE (2)	1,750
EQUIPMENT	ENTRY PARK	TRASH CANS - COMPOSITE	550
		<b>TOTAL ENTRY AREA ITEMS</b>	<b>122,650</b>
DECK	POOL HOUSE	PAVERS	27,000
ENCLOSURE	POOL HOUSE	EQUIPMENT - FIBERGLASS	10,700
EQUIPMENT	POOL HOUSE	HEATER - GAS RAYPAK - HEAT EXCHANGE	9,200
FENCING	POOL HOUSE	METAL	5,200

ITEM REQUESTED	LOCATION	DESCRIPTION	TOTAL COST
WALLS	POOL HOUSE	MASONRY	19,800
FURNITURE	POOL HOUSE	CHAISE LOUNGER - SLING STYLE - FABRIC	10,500
FURNITURE	POOL HOUSE	CHAIR - ARM - SLING STYLE - FABRIC	1,300
FURNITURE	POOL HOUSE	METAL PICNIC TABLE WITH BENCHES & UMBRELLA	1,050
FURNITURE	POOL HOUSE	TABLES - METAL / GLASS	2,400
FURNITURE	POOL HOUSE	UMBRELLS WITH STANDS	2,500
FURNITURE	POOL HOUSE	UMBRELLS - CANTILEVER WITH STANDS	7,900
GATE	POOL HOUSE	PEDESTRIAN - METAL	2,100
POOL	POOL HOUSE	IN GROUND WITH STANDARD EQUIPMENT	64,500
		<b>TOTAL POOL AREA ITEMS</b>	<b>164,150</b>
		<b>TOTAL REQUESTED AMENITIES</b>	<b>776,900</b>

Inspection Information			
File Number:	R-008476	Site Contact:	Martin Rabinowitz
Property Name:	Kensington	Site Phone Number:	862-215-5566
Inspection Date:	03-12-2026	Date of Report:	03-26-2026
Report Information			
Insured Name:	KENSINGTON AT WOODFIELD, INC.	Property Address:	6609 NW 42nd Way Boca Raton Florida 33496
Type of Property:	HOA	Request Date	03-02-2026
Business Operations			
Insured is:	Building_Owner	Years in Operation:	32 Years 1 Months
Insured is a:	Corporation	Years at this Location:	29 Years
Occupancies / Exposures			
Building Occupancy Type(s):	Clubhouse/Poolhouse	Commercial Total Number of Units:	0
Residential - Total Number of Units:	0	Approximate Square Feet of Commercial Space:	0
Approximate Owner-Occupied Units:	0	Explain Commercial Use:	None
Approximate Units Leased Long Term (≥ 12 Months):	0	Commercial Cooking Exposure:	No
Approximate Units Rented Short Term (< 12 Months):	0	Seasonal Business, If Yes Explain:	No
Approximate Vacant Units	0	Timeshare/Hotel/Motel Use:	No
Approximate Units for Sale:	0	Any Landmarks or Historical Buildings:	No.
Area Surroundings			
	Local Area Description:	Residential	
North:	Paved road;Residential	East:	Paved road;Residential
South:	Residential	West:	Residential

<b>Construction</b>			
Number of Buildings:	1	Number of Stories:	1
Year Built:	1997	Total Net Square Feet:	196
Construction Quality:	Average	Net Square Feet of Key Building:	196
Construction Class (ISO):	Joisted Masonry (2)	Exterior Wall Construction:	Reinforced Masonry w/ Stucco
Mixed Construction (If Yes See Narrative):	No	Ceiling Covering:	Drywall;Paint
Interior Wall Covering:	Drywall;Tile	Common Area Floor Coverings:	Other;Tile
Floor Construction:	Reinforced Concrete	Roof System:	Concrete / Clay Tiles
Roof Geometry:	Hipped Roof	Roof Pitch (Hipped/Gable):	Low Pitch (1:12 - 6:12)
Roof Structure:	Wood Purlins / Trusses	Age of Roof Covering (Years):	2
Visible Roof Damage or Leaks:	No	Flashing/Drains/Gutters in Good Condition:	Yes
Elevator(s):	No	Porches/Decks:	Pavers
If Yes, Number of Elevators and Condition:	N/A	Balconies/Walkways:	None
Fireplaces:	None	Balcony/Walkway/Porch Condition:	Good
<b>Electrical</b>			
Service Type:	Circuit Breakers	Date of Last Service or Upgrade to Electrical:	As Needed
Date Last Rewired:	1997	Age of Wiring:	29 Years
<b>Plumbing</b>			
Type of Plumbing:	PVC;Copper	Date of Last Services or Upgrade to Plumbing:	As Needed
Evidence of Leaks:	No		
<b>HVAC</b>			
Type of Heating:	None	Is Heating Enclosed:	N/A
Type of Air Conditioning:	None	If Enclosed, Is Heating Vented:	N/A
HVAC Fuel:		Date of Last Service or Upgrade to HVAC:	N/A

Protections			
Adequate Number of Fire Extinguishers:	Yes	Are Fire Extinguishers Properly Tagged:	Yes
Fire Alarms:	None	Fire Alarms - How Often Tested:	None
Smoke Detectors:	None	Manual Pull Stations:	No
Fire Sprinkler System:	None	Sprinklers - How Often Tested:	None
Standpipes:	No	Areas Covered by Sprinkler System:	N/A
Fire Department:	Paid	Distance to Fire Department:	Less than Two Miles
Distance to Fire Department:	Average	Security Systems:	None
Security Guards:	Contracted	Guard Hours:	24/7
Gated Community/Secure Building:	Electric;Supervised	Gate Hours:	24/7
ISO Public Fire Protection Class (1-10):	1	Generator:	No
Wind Protections			
Miles to Tidal Water:	6.0	Wood Roof:	Yes
Roof Anchor:	Unknown	Tie Downs Were Verified:	Could Not Verify
Roof Parapets:	No	Roof Parapets Height (Inches):	0
Cladding System:	Reinforced Masonry	Basement:	No Basement
Grade Floor Design:	Fully enclosed	Contents Vulnerability:	Average
Impact Resistant Windows/Doors?	Unknown	Hurricane Shutters:	No
Procedures for Unprotected Openings:	No	Doors and Windows Appear Properly Sealed:	Yes
Equipment on Roof:	None	Equipment on Walls:	None
Special Hazards			
Wet or Dry Rot:	None	Insect Infestation:	None
Repeated Water Damage:	None	Settling or Cracking:	None
Rusted Rebar:	None	Housekeeping Rating:	Good
Maintenance Rating:	Good	Any existing damage (If yes, add pictures):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**5 Year Loss History**

Loss 1 - Description: None noted or reported

Loss 1 - Amount: N/A

Loss 2 - Description: None noted or reported

Loss 2 - Amount: N/A

**Narrative Comments**

**Construction:**

The risk is a one-story joisted masonry pool house (style A) constructed in 1997. Exterior walls are reinforced masonry with stucco. The floors are reinforced concrete. The roof is wood truss with tile coverings. It was reported that the roof coverings were replaced in 2024. No overall upgrades to major systems were reported. Upgrades to interior electrical and plumbing systems are as needed. The building and grounds appear to be well maintained.

**Operations:**

The insured operates with common amenities of the community at this location. There is a pool available to the residents.

**Protections:**

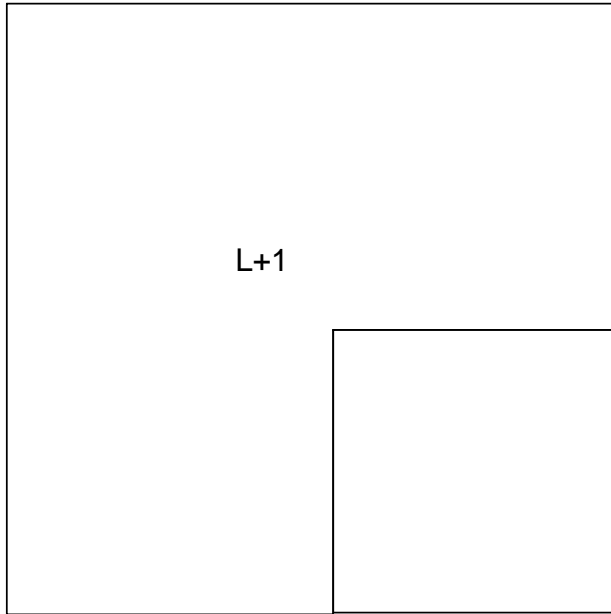
The building is not sprinklered; it is equipped with properly inspected & tagged fire extinguishers. A fire station and adequate fire hydrants are located within close proximity. The overall community is gated and secure with manned entry.

**Hazards:**

No unusual hazards were noted.

**Prior Losses:**

None reported or discovered.



STYLE A - 6609 NW 42ND WAY

**VALUATION**

Valuation Number:	R-008476	Effective Date:	03/26/2026
Value Basis:	Reconstruction	Expiration Date:	03/26/2027
		Cost as of:	01/2026
		Valuation Modified Date:	03/26/2026

**BUSINESS**

Kensington at Woodfield, Inc.  
 6609 NW 42nd Way  
 Boca Raton, FL 33496-4042 USA

**LOCATION 1 - Kensington at Woodfield, Inc.**

Kensington at Woodfield, Inc.	Climatic Region:	3 - Warm
6609 NW 42nd Way	High Wind Region:	2 - Moderate Damage
Boca Raton, FL 33496-4042 USA	Seismic Zone:	1 - No Damage

**BUILDING 1 - STYLE A**

**Section 1**

**SUPERSTRUCTURE**

Occupancy:	79% Park Restroom Building	Story Height:	8 ft.
	21% Open Park Pavilion		8 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	196 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:			

**Adjustments**

Depreciation:	20%	Condition:	Good
	Effective Age: 15 years		
Hillside Construction:	Degree of Slope: Flat	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

**Fees**

Architect Fees: 7% is included Overhead and Profit: 20% is included

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
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**SUPERSTRUCTURE**

Site Preparation				\$66
Foundations			\$1,745	\$4,445
Exterior			\$11,899	
Exterior Wall	100% Stucco on Masonry			
Roof			\$12,774	
Material	100% Tile, Concrete			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$9,515	
Floor Finish	21% Brick 79% Tile, Ceramic			
Mechanicals			\$39,686	\$5,115
Heating	100% None			
Cooling	100% None			
Plumbing	6 Total Fixtures			
Built-ins			\$122	

<b>TOTAL RC Section 1</b>			<b>\$75,741</b>	<b>\$9,626</b>
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<b>TOTAL ACV</b>	Depreciated Cost (80%)		<b>\$60,593</b>	<b>\$7,700</b>
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<b>TOTAL RC BUILDING 1 STYLE A</b>			<b>\$75,741</b>	<b>\$9,626</b>
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<b>TOTAL ACV</b>			<b>\$60,593</b>	<b>\$7,700</b>
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	Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
<b>LOCATION TOTAL, Location 1</b>	<b>\$75,741</b>	<b>196</b>	<b>\$386</b>	<b>\$60,593</b>
	<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>	<b>Depreciated</b>
<b>VALUATION GRAND TOTAL</b>	<b>\$75,741</b>	<b>196</b>	<b>\$386</b>	<b>\$60,593</b>

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**VALUATION**

Valuation Number:	R-008476-F	Effective Date:	03/26/2026
Value Basis:	Reconstruction	Expiration Date:	03/26/2027
		Cost as of:	01/2026
		Valuation Modified Date:	03/26/2026

**BUSINESS**

Kensington at Woodfield, Inc.(FLOOD)  
 6609 NW 42nd Way  
 Boca Raton, FL 33496-4042 USA

**LOCATION 1 - Kensington at Woodfield, Inc.**

Kensington at Woodfield, Inc.	Climatic Region:	3 - Warm
6609 NW 42nd Way	High Wind Region:	2 - Moderate Damage
Boca Raton, FL 33496-4042 USA	Seismic Zone:	1 - No Damage

**BUILDING 1 - STYLE A**

**Section 1**

**SUPERSTRUCTURE**

Occupancy:	79% Park Restroom Building	Story Height:	8 ft.
	21% Open Park Pavilion		8 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	196 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:			

**Adjustments**

Depreciation:	20%	Condition:	Good
	Effective Age: 15 years		
Hillside Construction:	Degree of Slope: Flat	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

**Fees**

Architect Fees: 7% is included Overhead and Profit: 20% is included

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
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**SUPERSTRUCTURE**

Site Preparation			\$66	
Foundations			\$6,189	
Exterior			\$11,899	
Exterior Wall	100% Stucco on Masonry			
Roof			\$12,774	
Material	100% Tile, Concrete			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$9,515	
Floor Finish	21% Brick 79% Tile, Ceramic			
Mechanicals			\$44,801	
Heating	100% None			
Cooling	100% None			
Plumbing	6 Total Fixtures			
Built-ins			\$122	

**TOTAL RC Section 1** **\$85,366**

**TOTAL ACV** Depreciated Cost (80%) **\$68,293**

**TOTAL RC BUILDING 1 STYLE A** **\$85,366**

**TOTAL ACV** **\$68,293**

	Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
<b>LOCATION TOTAL, Location 1</b>	<b>\$85,366</b>	<b>196</b>	<b>\$436</b>	<b>\$68,293</b>
<b>VALUATION GRAND TOTAL</b>	<b>\$85,366</b>	<b>196</b>	<b>\$436</b>	<b>\$68,293</b>







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**MAP DATA**

FEMA Special Flood Hazard Area: **No**  
 Map Number: **12099C0966F**  
 Zone: **X**  
 Map Date: **October 05, 2017**  
 FIPS: **12099**

**MAP LEGEND**

- |  |   |
|--|---|
|  Areas inundated by 500-year flooding |  Protected Areas |
|  Areas inundated by 100-year flooding |  Floodway        |
|  Velocity Hazard                      |  Subject Area    |

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Photos / Buildings



Front

Photos / Buildings



Rear

Photos / Fire Protections



Fire Extinguisher

Photos / Amenities



CCTV

Photos / Amenities



Fountain

Photos / Amenities



Pool \ Deck

Photos / Amenities



Equipment Housing

Photos / Amenities



Pool Heater

Photos / Amenities



Furniture

Photos / Amenities



Furniture

Photos / Amenities



Mailbox

Photos / Amenities



Mailbox

Photos / Amenities



Shed

Photos / Amenities



Furniture

Photos / Amenities



Irrigation controls

Photos / Amenities



Entry monument

Photos / Amenities



Signage

Photos / Amenities



Signage

Photos / Amenities



Signage

Photos / Amenities



Lighting

Photos / Amenities



Lighting

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