



## **Replacement Cost Valuation Update**

Island Point, No. 1, A Condominium - aka Bay House

Clearwater Beach, Florida 33767

Prepared Exclusively for Island Point, Inc., No. 1, A Condominium - aka Bay House

As of 07-25-2025 | FPAT File# REN2525183

**Felten Property Assessment Team**

866.568.7853 | [www.fpat.com](http://www.fpat.com)





July 25, 2025

Island Point, Inc., No. 1, A Condominium - aka Bay House  
c/o Board of Directors  
644 Island Way  
Clearwater Beach, Florida 33767

Re: Replacement Cost Valuation Update – Island Point, No. 1, A Condominium - aka Bay House – FPAT File# REN2525183

Dear Board of Directors:

Pursuant to your request and in accordance with our agreement, Felten Property Assessment Team has completed an Insurance Replacement Cost Valuation for Island Point, No. 1, A Condominium - aka Bay House located in Clearwater Beach, Florida. The purpose of this valuation is to determine accurate hazard and flood insurance replacement costs for all buildings and site improvements insured by Island Point, Inc., No. 1, A Condominium - aka Bay House.

This report is intended to support the client in maintaining appropriate insurance coverage by ensuring that premiums are based on current replacement values and that co-insurance requirements are satisfied in compliance with policy provisions.

Should you have any questions or require further clarification regarding this report, please do not hesitate to contact our office at (866) 568-7853. We appreciate the opportunity to serve you and look forward to working with you in the future.

Sincerely,

Brad Felten, Managing Member



Felten Property Assessment Team | [www.fpat.com](http://www.fpat.com)  
FPAT File# REN2525183

# Introduction

This Replacement Cost Valuation Update has been prepared at the request of Island Point, Inc., No. 1, A Condominium - aka Bay House for the property known as Island Point, No. 1, A Condominium - aka Bay House, a condominium association located in Clearwater Beach, Florida. The primary objective of this report is to determine accurate hazard and flood insurance replacement costs for all buildings and site improvements insured by the client. The findings of this report are intended to support the establishment of appropriate insurance coverage, ensuring that premiums are based on current replacement values and that co-insurance requirements are properly satisfied.

It is important to note that this report does not constitute a real estate appraisal. The values presented herein reflect the estimated replacement costs of the subject buildings and associated site improvements only. These estimates do not consider land value, market value, or personal property. All components of the property relevant to the insurance policy have been carefully evaluated and inspected. The replacement cost values contained in this report are subject to the assumptions, limiting conditions, and certifications detailed within.

A qualified representative of Felten Property Assessment Team (FPAT) conducted an on-site inspection of the property on October 12, 2022. This inspection included a thorough review of the interior and exterior of all buildings and improvements to assess construction type, design, quality, size, and occupancy. Where applicable, building plans and association documents were reviewed to support the analysis.

## Subject of Report

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

### **Buildings:**

56-Unit Risk	644 Island Way
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### **Property Site Improvements:**

Carport, 24-Stall 1-24
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Carport, 8-Stall 41-48

Carport, 8-Stall 49-56

Boat Docks

Power Pedestals

Pool Deck

Pool Fence

Pool Heater, Gas

Pool Heater, Heat Pump

Swimming Pool



Based on the results of our replacement cost valuation analysis, we have determined the total insurable replacement cost for all buildings and site improvements located at Island Point, No. 1, A Condominium - aka Bay House as of July 25, 2025, as follows. The hazard insurance values include all applicable site improvements, if any, in addition to the buildings themselves. If flood insurance values are included, the totals reflect only those buildings that are eligible for coverage under a flood insurance policy issued by the National Flood Insurance Program (NFIP).

## **Hazard Insurance**

Replacement Cost	<b>\$16,725,777</b>
Less Insurance Exclusions	<b>\$400,570</b>
Insurable Replacement Cost	<b>\$16,325,207</b>

## **Flood Insurance**

Replacement Cost	<b>\$21,124,580</b>
NFIP Insurable Replacement Cost	<b>\$14,000,000</b>



# Certification of Valuation

This is to certify the enclosed Replacement Cost Valuation report prepared at the request of Island Point, Inc., No. 1, A Condominium - aka Bay House is the result of work performed by Felten Property Assessment Team and one or more of the individuals listed below.

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

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

## **Key Staff:**

### **Brad Felten**

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

### **John Felten**

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

### **Ian Wright**

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



Brad Felten, Managing Member





# Limiting Conditions

- The property description supplied to Felten Property Assessment Team, hereafter known as FPAT, is assumed to be correct.
- No survey of the property has been made or reviewed by FPAT, and no responsibility is assumed in connection with such matters. Illustrative material, including maps and plot plans, utilized in this report are included only to assist the reader in visualizing the property. Property dimensions and sizes are considered to be approximate.
- No responsibility is assumed for matters of a legal nature affecting title to the property, nor is any opinion of title rendered. Property titles are assumed to be good and merchantable unless otherwise stated.
- Information furnished by others is believed to be true, correct, and reliable. However, no responsibility for its accuracy is assumed by FPAT.
- All mortgages, liens, encumbrances, leases, and servitudes have been disregarded unless so specified within the report. The property is assumed to be under responsible, financially sound ownership and competent management.
- It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies, which may be required to discover them.
- Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by FPAT. However, FPAT is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value conclusions in this report are predicated on the assumption that there are no such materials on or in the property that would cause a loss of value. No responsibility is assumed for any such conditions, or for the expertise required to discover them. The client is urged to retain an expert in this field if desired. The analysis and value conclusions in this report are null and void should any hazardous material be discovered.
- Unless otherwise stated in this report, no environmental impact studies were either requested or made in conjunction with this report. FPAT reserves the rights to alter, amend, revise, or rescind any opinions of value based upon any subsequent environmental impact studies, research, or investigation.
- It is assumed that there is full compliance with all-applicable federal, state and local environmental regulations and laws unless noncompliance is specified, defined, and considered in this report.



- It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless non-conformity has been specified, defined and considered in this report.
- It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or
- administrative authority from any local, state, or federal governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate is based.
- FPAT will not be required to give testimony or appear in court because of having made this report, unless arrangements have previously been made.
- Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the client without the written consent of FPAT and in any event, only with properly written qualification and only in its entirety.
- Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales, or any other media without written consent and approval of FPAT.
- The liability of FPAT, it's employees, and subcontractors is limited to the client only.
- There is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. FPAT is in no way responsible for any costs incurred to discover or correct any deficiencies of the property.
- The sole purpose of this report is for use in establishing insurance values.
- Acceptance and/or use of this report constitutes acceptance of the foregoing assumptions and limiting conditions.





# Valuation Update Service

This Replacement Cost Valuation Report may be updated annually, as needed, or based on your insurance carrier's requirements.

In addition, local laws or regulatory guidelines may also mandate an update to ensure compliance.

If substantial changes have occurred to the subject property—or if more than five years have passed since our last site inspection—a new on-site evaluation may be necessary. However, standard maintenance activities do not typically require a physical reinspection.

To request an update, simply use one of the following options:

👉 <https://www.fpat.com/request-proposal.html>

📞 Call us at **866-568-7853**

✉ Email us at **info@fpat.com**

*Note-Part of Chapter 718, Florida Statutes, addresses the independent insurance appraisal requirements for condominiums. Below is an excerpt from this Chapter which addresses this requirement.*

**Taken from Part I GENERAL PROVISIONS (ss.718.101-718.129)**

s. 718.111(11)

(11) INSURANCE.—In order to protect the safety, health, and welfare of the people of the State of Florida and to ensure consistency in the provision of insurance coverage to condominiums and their unit owners, this subsection applies to every residential condominium in the state, regardless of the date of its declaration of condominium. It is the intent of the Legislature to encourage lower or stable insurance premiums for associations described in this subsection.

(a) Adequate property insurance, regardless of any requirement in the declaration of condominium for coverage by the association for full insurable value, replacement cost, or similar coverage, must be based on the replacement cost of the property to be insured as determined by an independent insurance appraisal or update of a prior appraisal. The replacement cost must be determined at least once every 36 months.



# Special Offer: Discounted Reserve Study

We're pleased to inform you that you've qualified for a significant discount on a Full Reserve Study for this property!

A Reserve Study is an essential long-term capital planning tool. It evaluates the current condition of your reserve fund and provides a clear, stable, and equitable funding strategy to prepare for future capital expenditures. The study includes two key components:

- **Physical Analysis** – An assessment of the condition and remaining useful life of common area components.
- **Financial Analysis** – A funding plan to ensure adequate reserves for future repairs and replacements.

Thanks to the detailed field work already completed for your Replacement Cost Valuation, we can offer this valuable service at a reduced rate.

**Please note: This discount applies only to Full Reserve Studies and does not extend to Reserve Study updates.**

To request your **free proposal**, simply use one of the following options:

👉 <https://www.fpat.com/request-proposal.html>

📞 Call us at **866-568-7853**

✉ Email us at **info@fpat.com**

We look forward to helping you plan confidently for the future of your property.



# Methodology

To produce an accurate Replacement Cost Valuation (RCV), our team begins by thoroughly identifying the insurable items and understanding how they are covered by the insurance policy. This is achieved through consultations with property owners, managers, insurance agents, and by reviewing relevant documentation.

When conducting a valuation for the first time—or if significant changes have occurred since the last assessment—a comprehensive site inspection is performed. A qualified FPAT team member will evaluate building occupancy, dimensions, construction type, building plans (when available), quality of materials, and finishes. The physical structure(s) are measured in detail, and a corresponding sketch is included in the final report.

Once all property data has been collected, we begin the valuation process. Our primary tool is the CoreLogic Commercial Express Building Valuation System, developed by CoreLogic/MSB—a leading provider of cost data and appraisal software in the U.S. insurance industry.

Valuation estimates are derived using a Reconstruction Cost Database, which calculates the cost of rebuilding the structure at current prices. This includes the use of similar materials, design, quality, and construction practices. The system distinguishes between Replacement Cost New (RCN) and Reconstruction Cost, employing advanced component-based technologies to deliver precise, risk-specific estimates. These incorporate local building codes, material and labor costs, and structural requirements.

Understanding the distinction between RCN and Reconstruction Cost is critical. While RCN refers to the cost to replace with new materials, Reconstruction Cost reflects the expense to replicate the original structure in its entirety. This distinction ensures insurers base premiums on the building's full exposure and supports equitable claim settlements. It also provides a defensible foundation for policy terms, which are often subject to legal interpretation or negotiation.



# Explanations & Definitions

## Terminology

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



**Insurable Replacement Cost**

The Replacement Cost of the building or site improvement less applicable Insurance Exclusions.

**Insurable Responsibilities**

Defines which parties are responsible for obtaining insurance coverage of the different building components.

**Insurance Exclusions**

Certain items of insured property are either not insured, or are specifically excluded from coverage, depending on the particular terms of an insurance policy. The three most common exclusions are: basement excavation; below grade foundations; underground plumbing, piping, and conduits.

**Minimum Requirements**

Reporting requirements mandated by Citizens Property Insurance Corporation.

**New Construction**

The cost to replace at one time, an entire building of equal quality and utility. The prices used for labor, materials, overhead, profit, and fees are those in effect immediately *prior* to the occurrence of the loss. The replacement employs modern materials, current methods, designs, and layouts but does not take into consideration improvements necessary to conform to changed building codes, demolition, debris removal, site accessibility or site work, reuse of building components or services, extraordinary fees, premiums for materials or other contingencies. This is the methodology used for real estate appraisals. None of the calculations in this report are based on this methodology.

**NFIP**

National Flood Insurance Program managed by the Federal Emergency Management Agency (FEMA)

**Occupancy**

Building Occupancy refers to the categorizing structures based on their use.

**Overhead & Profit**

The general cost of operating and maintaining a business, in addition to specific costs related to a particular job, and the profit from construction activities is referred to as overhead and profit. The default percentage is 20% for commercial valuations and 16% for agricultural valuations .

**Partition Wall**

A load bearing or non-load bearing wall that defines and area.

**Party Wall**

A dividing wall between adjoining units that is shared by the tenants of each residence or business.



<b>Reconstruction</b>	The cost to construct, at current prices, an exact duplicate or replica of the building, using like kind and quality materials, construction standards, design, layout and quality of workmanship, built to current building regulations and codes. Reconstruction Cost also includes a number of site-specific and process-related costs that are experienced when rebuilding after a loss. Additional costs also include the added expense of reconstructing a structure with limited site mobility, access and owner involvement. <u>All calculations in this report are based on this methodology.</u>
<b>Replacement Cost</b>	In this report, the term Replacement Cost refers to the “Reconstruction Cost” as defined above.
<b>Type</b>	Used to distinguish between buildings with the same number of units of different construction and/or size. Usually for internal organizational purposes.
<b>Typical</b>	Buildings or site improvements that could be considered identical.

## Unit Abbreviations

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

## Structural Definitions

### Commercial Construction Types:

#### Frame (Frame - ISO 1)

A building where the exterior walls, bearing walls and partitions, and the structural floors and roof, and their supports, are wood or light-gauge metal. This includes buildings where





the wood or light-gauge metal has been combined with other materials to form composite components such as wood or metal studs with brick or stone veneer, stucco, metal, vinyl, etc. siding. Buildings classified a ISO Class 1 are characteristic of this type.

### **Masonry (Joisted Masonry - ISO 2)**

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

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

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

### **Steel Frame (Masonry Non-Combustible - ISO 4)**

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

### **Protected Steel Frame (Modified Fire Resistive - ISO 5)**

A building where the structural floors and roof, and their supports are of non-combustible construction with a fire rating of not less than one hour. A building very similar to Construction Type D Steel Frame; however, in Type E the non-combustible floor, roof, and framing components are protected with sprayed-fiber fireproofing. Buildings classified as ISO Class 5 are characteristic of this type.

### **Reinforced Concrete Frame (Fire Resistive - ISO 6)**

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

## **Agricultural Construction Types:**



## **Frame**

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

## **Masonry**

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

## **Pre-Engineered Metal**

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

## **Pole Frame**

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

## **Structural Insulated Panel (SIP)**

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



# Hazard Insurance Responsibilities

The hazard insurance replacement cost valuations contained in this report are based on Florida Statute 718 concerning condominiums. Under Florida Statute 718 the interior finishes of each condominium unit are the responsibility of the individual unit owners to insure. Any interior finishes located in common areas, owned by the association, have been included in the replacement cost valuations. Additionally, any buildings or site improvements not containing residential condominium units are the sole responsibility of the association to insure. The hazard insurance valuations do not include any personal property regardless of ownership.

Based Florida Statute 718 each individual unit owner is responsible for insuring the following components located within the individual unit:

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

Florida Statute 718 has been amended several times since its origination. The amendment dated January 1, 2009 places the responsibility of insuring ALL heating & cooling (HVAC) equipment on the condominium association. The condominium association is responsible for insuring 100% of the building(s) HVAC equipment whether located on the roof, common area, ground, balcony or inside a residential unit. The duty to maintain, repair, or replace HVAC equipment servicing individually owned residential units is set by the declaration of condominium, while the duty to insure and repair after an "insurable event" or "casualty" is set by the statute.

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

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



## Hazard Insurance Quick Reference Table

AS GOVERNED BY FLORIDA STATUTE 718

BUILDING COMPONENT	ASSOCIATION RESPONSIBILITY	UNIT OWNER RESPONSIBILITY
<b>ROOF</b> Structural Framing & Roof Covering	YES	NO
<b>EXTERIOR WALLS</b> Structural Framing, Insulation & Wall Cladding	YES	NO
<b>COMMON AREA DOORS &amp; WINDOWS</b> Common Area Doors & Windows	YES	NO
<b>UNIT DOORS &amp; WINDOWS</b> Unit Owner Doors & Windows	YES	NO
<b>COMMON AREA STRUCTURAL MEMBERS</b> Structural Floors, Structural Walls, & Structural Ceilings	YES	NO
<b>UNIT STRUCTURAL MEMBERS</b> Structural Floors, Structural Walls, & Structural Ceilings	YES	NO
<b>COMMON AREA INTERIOR FINISHES</b> Floor, Wall, & Ceiling Finishes	YES	NO
<b>UNIT INTERIOR FINISHES</b> Floor, Wall, & Ceiling Finishes	NO	YES
<b>COMMON AREA INTERIOR WALL &amp; CEILING FRAMING</b> Framing & Insulation	YES	NO
<b>UNIT INTERIOR WALL &amp; CEILING FRAMING</b> Framing & Insulation	YES	NO
<b>COMMON AREA FLOOR, WALL, &amp; CEILING SUBSTRATES</b> Unfinished Drywall or Other Substrate Material	YES	NO
<b>UNIT INTERIOR FLOOR, WALL, &amp; CEILING SUBSTRATES</b> Unfinished Drywall or Other Substrate Material	YES	NO
<b>COMMON AREA HVAC EQUIPMENT</b> Heating, Ventilation, & Air Conditioning Equipment	YES	NO
<b>UNIT HVAC EQUIPMENT</b> Heating, Ventilation, & Air Conditioning Equipment	YES	NO
<b>COMMON AREA PLUMBING &amp; ELECTRICAL ROUGH IN</b> Plumbing and Electrical behind walls, floors, & ceilings	YES	NO
<b>UNIT PLUMBING &amp; ELECTRICAL ROUGH IN</b> Plumbing and Electrical behind walls, floors, & ceilings	YES	NO
<b>COMMON AREA COMPONENTS</b> Electrical & Plumbing Fixtures, Water Heaters, Cabinets, Countertops, etc.	YES	NO
<b>UNIT COMPONENTS</b> Appliances, Electrical & Plumbing Fixtures, Water Heaters, Cabinets, Countertops, etc.	NO	YES

The table above is designed to serve as a comprehensive reference and does not imply that all the items listed are present at the subject property. If any items are not present, the client can rest assured that they have not been valued in our report.



# Flood Insurance Responsibilities

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

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

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

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

## Policy Forms

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

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

***Dwelling Form Maximum Limits:*** \$250,000

**General Form:** The General Property Policy Form may be issued to owners or lessees of non-residential buildings or units, or residential condominium buildings that are uninsurable under the Residential Condominium Building Association Policy (RCBAP). In communities participating in the NFIP Regular Program or Emergency Program the General



Property Policy provides building and/or contents coverage for these and similar “other residential” risks:

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

And non-residential risks:

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

**General Form Maximum Limits:** \$500,000

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

1. common elements owned in undivided shares by unit owners; and





2. other real property in which the unit owners have use rights

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

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

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

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

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

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



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

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



## Flood Insurance Quick Reference Table

AS GOVERNED BY THE NATIONAL FLOOD INSURANCE PROGRAM-FEMA

<b>BUILDING COMPONENT</b>	<b>ASSOCIATION RESPONSIBILITY</b>	<b>UNIT OWNER RESPONSIBILITY</b>
<b>ROOF</b> Structural Framing & Roof Covering	YES	NO
<b>EXTERIOR WALLS</b> Structural Framing, Insulation & Wall Cladding	YES	NO
<b>COMMON AREA DOORS &amp; WINDOWS</b> Common Area Doors & Windows	YES	NO
<b>UNIT DOORS &amp; WINDOWS</b> Unit Owner Doors & Windows	YES	NO
<b>COMMON AREA STRUCTURAL MEMBERS</b> Structural Floors, Structural Walls, & Structural Ceilings	YES	NO
<b>UNIT STRUCTURAL MEMBERS</b> Structural Floors, Structural Walls, & Structural Ceilings	YES	NO
<b>COMMON AREA INTERIOR FINISHES</b> Floor, Wall, & Ceiling Finishes	YES	NO
<b>UNIT INTERIOR FINISHES</b> Floor, Wall, & Ceiling Finishes	YES	NO
<b>COMMON AREA INTERIOR WALL &amp; CEILING FRAMING</b> Framing & Insulation	YES	NO
<b>UNIT INTERIOR WALL &amp; CEILING FRAMING</b> Framing & Insulation	YES	NO
<b>COMMON AREA FLOOR, WALL, &amp; CEILING SUBSTRATES</b> Unfinished Drywall or Other Substrate Material	YES	NO
<b>UNIT INTERIOR FLOOR, WALL, &amp; CEILING SUBSTRATES</b> Unfinished Drywall or Other Substrate Material	YES	NO
<b>COMMON AREA HVAC EQUIPMENT</b> Heating, Ventilation, & Air Conditioning Equipment	YES	NO
<b>UNIT HVAC EQUIPMENT</b> Heating, Ventilation, & Air Conditioning Equipment	YES	NO
<b>COMMON AREA PLUMBING &amp; ELECTRICAL ROUGH IN</b> Plumbing and Electrical behind walls, floors, & ceilings	YES	NO
<b>UNIT PLUMBING &amp; ELECTRICAL ROUGH IN</b> Plumbing and Electrical behind walls, floors, & ceilings	YES	NO
<b>COMMON AREA COMPONENTS</b> Electrical & Plumbing Fixtures, Water Heaters, Cabinets, Countertops, etc.	YES	NO
<b>UNIT COMPONENTS</b> Appliances, Electrical & Plumbing Fixtures, Water Heaters, Cabinets, Countertops, etc.	YES	NO

The table above is designed to serve as a comprehensive reference and does not imply that all the items listed are present at the subject property. If any items are not present, the client can rest assured that they have not been valued in our report.



# Recapitulation of Hazard Values

## Island Point, No. 1, A Condominium - aka Bay House

Clearwater Beach, Florida

HAZARD VALUATION as of July 25, 2025

FPAT File# REN2525183

Building	Replacement Cost	Insurance Exclusions	Insurable Replacement Cost	Depreciation	Depreciated Replacement Cost
56-Unit Risk	\$16,156,727	\$400,570	\$15,756,157	\$7,247,832	\$8,508,325
<b>Total</b>	<b>\$16,156,727</b>	<b>\$400,570</b>	<b>\$15,756,157</b>	<b>\$7,247,832</b>	<b>\$8,508,325</b>

Property Site Improvement	Replacement Cost
<b>Ancillary Structures</b>	
Carport, 24-Stall 1-24	\$137,400
Carport, 8-Stall 41-48	\$47,800
Carport, 8-Stall 49-56	\$47,800
<b>Docks, Seawalls and Boardwalks</b>	
Boat Docks	\$83,725
Power Pedestals	\$11,575



<b>Swimming Pool Area</b>	
Pool Deck	\$44,650
Pool Fence	\$12,080
Pool Heater, Gas	\$5,095
Pool Heater, Heat Pump	\$6,065
Swimming Pool	\$172,860
<b>Total</b>	<b>\$569,050</b>



# Recapitulation of Flood Values

## Island Point, No. 1, A Condominium - aka Bay House

Clearwater Beach, Florida

FLOOD VALUATION as of July 25, 2025

FPAT File# REN2525183

Building	Replacement Cost	Insurance Exclusions	Depreciation	Depreciated Replacement Cost	NFIP Insurable Replacement Cost
56-Unit Risk	\$21,124,580	n/a	\$9,717,307	\$11,407,273	\$14,000,000
<b>Total</b>	<b>\$21,124,580</b>		<b>\$9,717,307</b>	<b>\$11,407,273</b>	<b>\$14,000,000</b>

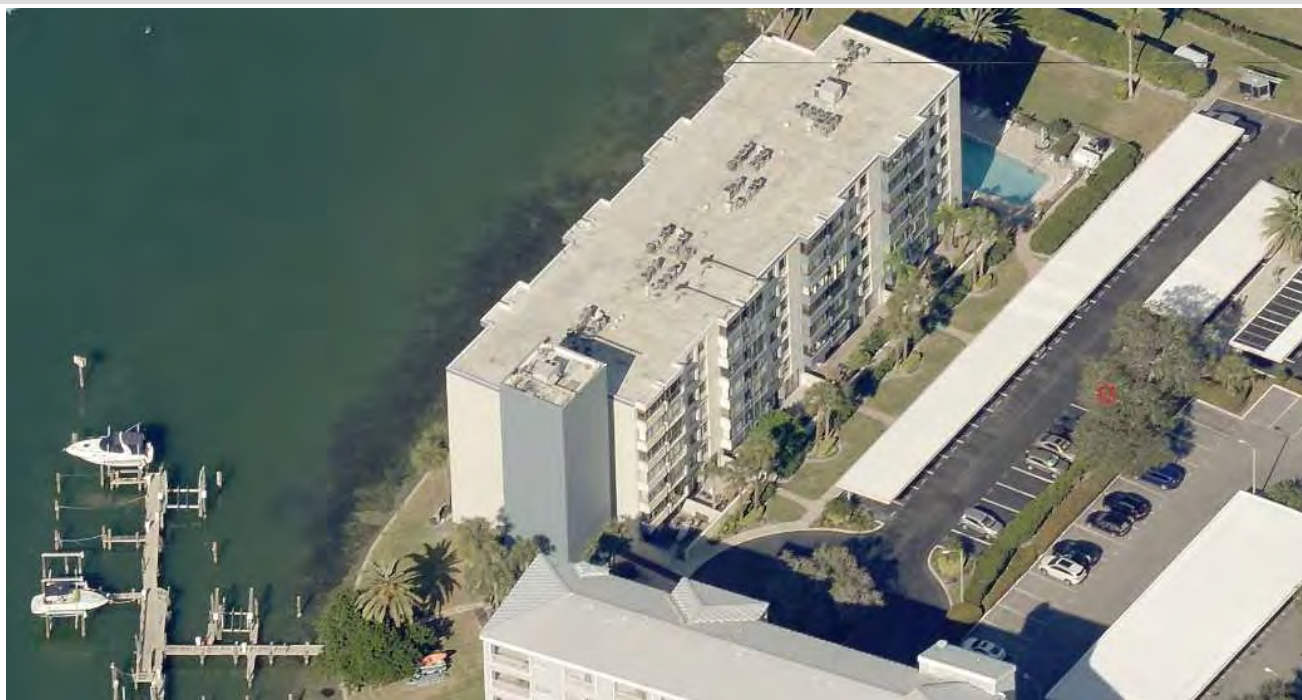
Excavation, below grade foundations, underground plumbing, piping, and conduits are not excluded from valuation for flood insurance coverage.





# Aerial Property Photographs

**Aerial View of Property**











# Supplementary Valuation Information

## Commercial Residential Inspections/Valuations

### Certification

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

Felten Property Assessment Team.

I, Brad Felten, certify that I, or the entity listed above, have/has at least three years experience in the field of commercial property inspections, commercial risk assessment, and commercial property replacement cost evaluation.

Date July 25, 2025 Position Managing Member

### Property

Property Owner's Name Island Point, Inc., No. 1, A Condominium - aka Bay House

Property Address 644 Island Way

City Clearwater Beach

State, Zip Florida, 33767

### Valuation Requirements

- Inspections must include an estimate of the replacement cost for every structure to be covered.
- The method used to determine the cost of rebuilding the structures must be the current version of the calculation system. The system and version must be clearly indicated on the valuation documentation.
- Inspections must also include clear photographs of any building and ancillary structure the applicant/policyholder wishes to insure:
  - Main Structure
  - Pools
  - Docks, etc.
- If multiple buildings are identical, or nearly so, representative photographs may be used.
- Photographs of any existing damage must also be included.

### Valuation Information

- Year of construction 1972
- Total number of units 56
- Number of owner-occupied units N/A
- Number of units rented on a long-term lease of 12 months or more N/A
- Number of units rented on a daily, weekly, or monthly basis N/A
- Number of units with time share occupancy N/A
- What is the distance to tidal water? Waterfront



# **Building Descriptions**

This section provides a comprehensive description of each distinct structure on the property insured by Island Point, Inc., No. 1, A Condominium - aka Bay House. Where applicable, buildings with similar characteristics may be grouped under a single description for clarity and efficiency. The accuracy and level of detail in each description may vary depending on the extent of access provided to our team during the site inspection.

All building descriptions included in this report meet or exceed the minimum requirements set by the Citizens Property Insurance Corporation for Non-Licensed Commercial Residential Inspections and Valuations.





# Building Description

## Applicable Buildings

### 56-Unit Risk:

- 644 Island Way

## General Building Information

**Occupancy:** Condominium

**Square Footage:** 56-Unit Risk:

- Section 1, Condominium:
  - GFA +/- 92,853 Sq Ft
- Section 2, Mechanical Penthouse:
  - GFA +/- 602 Sq Ft

**Additions:** 56-Unit Risk:

- Section 1, Condominium:
  - Patios +/- 3,115 Sq Ft
- Section 2, Mechanical Penthouse:
  - None

**Condition:** Good

**Year of Construction:** 1972

**# of Stories:** Seven (7)

## Construction Analysis

**Foundation:** Estimated to be concrete piles and pile caps

**Ground Subfloor:** Concrete slab on grade

**Elevated Subfloor(s):** Poured-in-place reinforced concrete decks

**Exterior Walls:** Concrete block covered with painted stucco



<b>Interior Partition Walls:</b>	Metal studs
<b>Unit Party Walls:</b>	Concrete block
<b>Roof Construction:</b>	Poured-in-place reinforced concrete roof deck
<b>Roof Shape:</b>	Flat
<b>Roof Covering(s):</b>	Sprayed polyurethane foam roofing
<b>ISO Construction Type:</b>	Reinforced Concrete Frame/Fire Resistive (ISO 6)

## Mechanicals

<b>Elevators:</b>	This building contains two (2) traction elevator servicing all levels
<b>Heating &amp; Cooling :</b>	Split systems with condensing units located on the roof and air handlers located within individual units
<b>Fire Sprinklers:</b>	None
<b>Manual Fire Alarm:</b>	Yes
<b>Auto Dial-Out Fire Alarm:</b>	Yes

## Finished Interior Common Areas

<b>Common Areas:</b>	Hallways and Office
<b>Common Floor Coverings:</b>	Hallways: Carpet Office: Carpet
<b>Common Wall Finish:</b>	Hallways: Painted textured drywall Office: Painted textured drywall
<b>Common Ceiling Finish:</b>	Hallways: Painted textured drywall Office: Painted textured drywall
<b>Common Kitchens:</b>	None
<b>Common Fireplaces:</b>	None



## Interior Units

<b>Unit Floor Coverings:</b>	Each residential unit is individually owned with unit owner specific floor covering materials
<b>Unit Wall Finish:</b>	Painted textured drywall
<b>Unit Ceiling Finish:</b>	Painted textured drywall and painted textured concrete
<b>Unit Kitchens:</b>	Each unit contains one residential style kitchen with average quality cabinets, countertops and appliances
<b>Customized Features:</b>	N/A - no major customized features verified at the time of inspection
<b>Fireplaces:</b>	None

## Supplementary Information

<b>Business Exposure:</b>	None
<b>Commercial Kitchens:</b>	None
<b>Property or Liability Hazards:</b>	None
<b>Additional Comments:</b>	



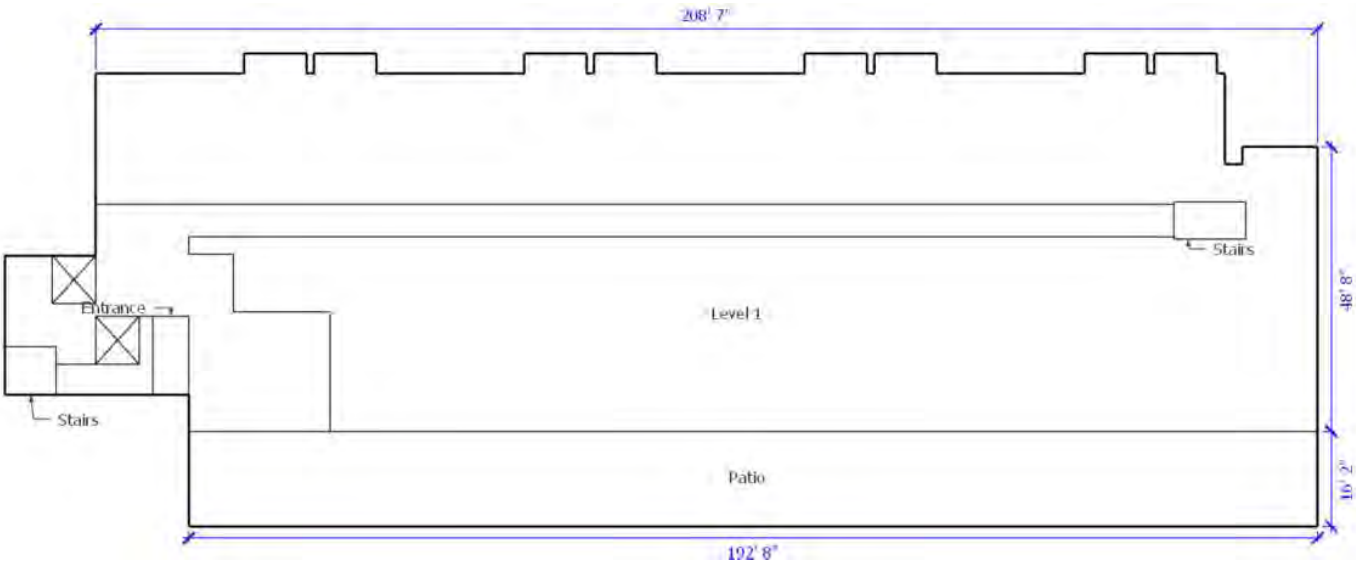
# Building Sketches

This section includes detailed, floor-by-floor building sketches for each distinct structure on the property insured by Island Point, Inc., No. 1, A Condominium - aka Bay House. Each structure is either hand-measured from the exterior walls or sketched using architectural building plans based on exterior wall measurements. All measurements are rounded to the nearest inch and, while they are taken with great care and are considered highly accurate, they may not be exact. In cases where buildings are identical in design and layout, a single representative sketch may be used to illustrate multiple structures.


All sketches provided in this report meet or exceed the minimum requirements established by the Citizens Property Insurance Corporation for Non-Licensed Commercial Residential Inspections and Valuations.



# Building Sketch



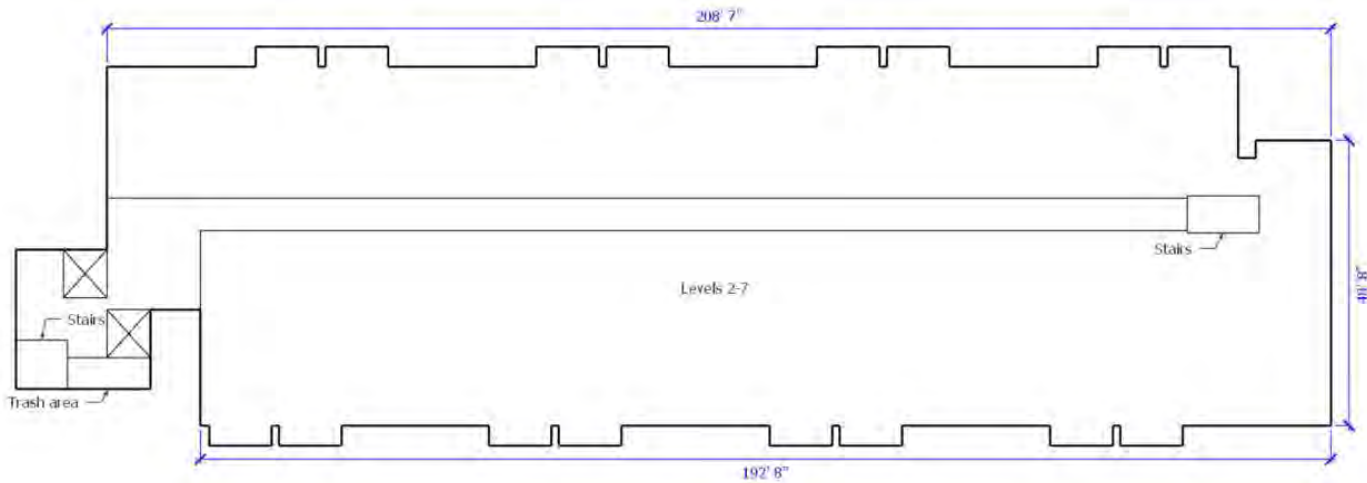
**Level 1 of 7**

FELTEN PROPERTY ASSESSMENT TEAM			SKETCH DETAILS
Insurance Appraisals - Reserve Studies - Windstorm Mitigation			Island Point No. 1 aka Bay House
Phone: 866.568.7853   Email: info@fpat.com			Clearwater Beach, FL
www.fpat.com			56-Unit Risk 644 Island Way

Felten Property Assessment Team | 866.568.7853 | [info@fpat.com](mailto:info@fpat.com)

FPAT File# REN2525183

# Building Sketch



**Levels 2-7 of 7**

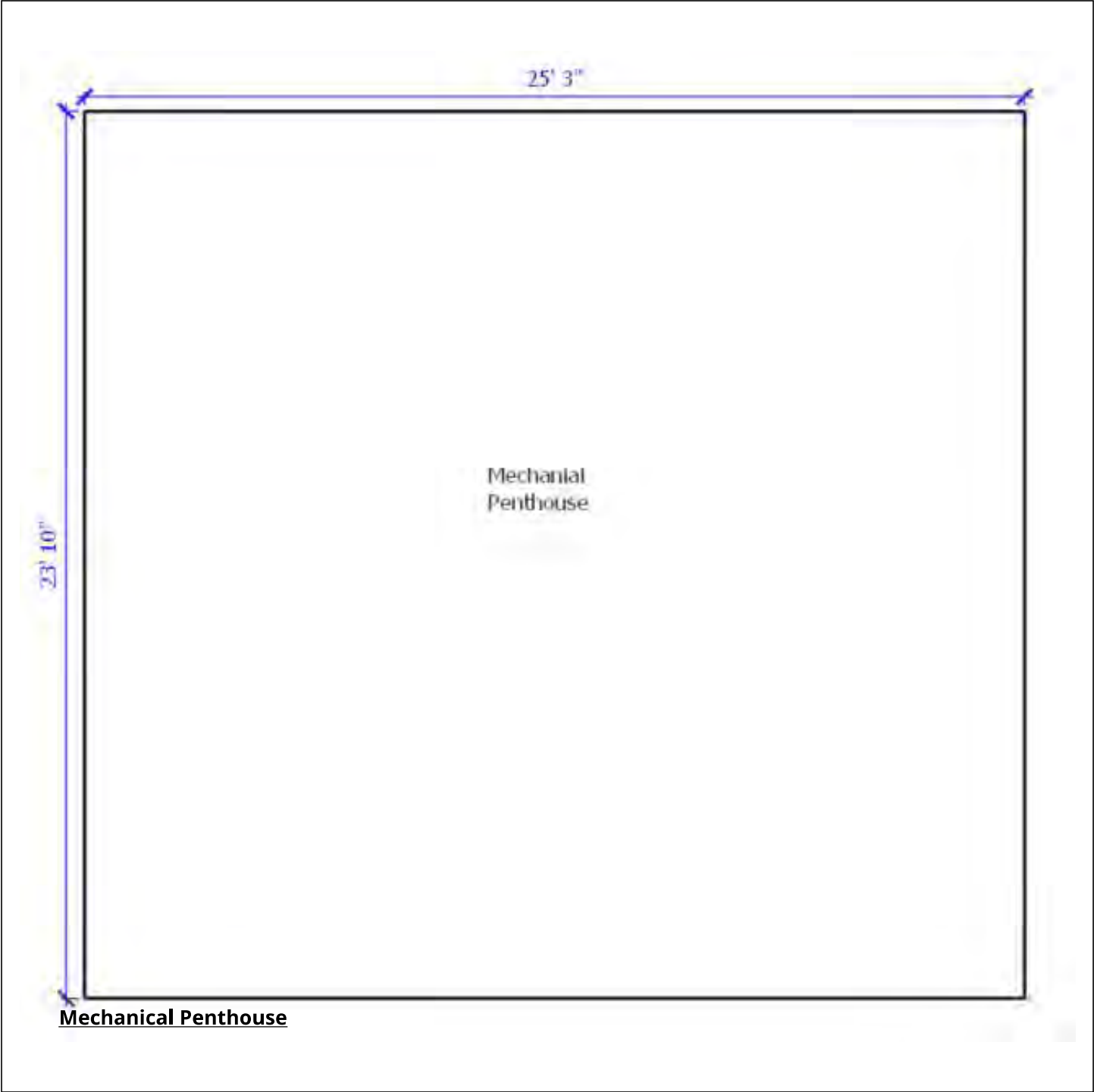
FELTEN PROPERTY ASSESSMENT TEAM		SKETCH DETAILS
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FPAT File# REN2525183

# Building Sketch



FELTEN PROPERTY ASSESSMENT TEAM		SKETCH DETAILS
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Phone: 866.568.7853   Email: info@fpat.com		Clearwater Beach, FL
www.fpat.com		56-Unit Risk 644 Island Way



## Photographs & Values

This section of the report contains detailed photographs and replacement cost values for each building and site improvement located on the property and insured by Island Point, Inc., No. 1, A Condominium - aka Bay House.





# Building Detail

56-Unit Risk  
644 Island Way



## FLOOD INSURANCE

REPLACEMENT COST	NFIP INSURABLE REPLACEMENT COST
\$21,124,580	\$14,000,000

## HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$16,156,727	\$400,570	\$15,756,157	\$7,247,832	\$8,508,325



***Exterior Elevation Photographs***





SUPPORTING PHOTOGRAPHS FOR: 56-Unit Risk, 644 Island Way








SUPPORTING PHOTOGRAPHS FOR: 56-Unit Risk, 644 Island Way




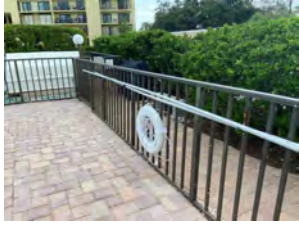





# Property Site Improvements Detail

Property Improvement	Photo	Description	Replacement Cost
<b>Ancillary Structures</b>			
Carport, 24-Stall 1-24		Steel and aluminum frame carport	\$137,400
Carport, 8-Stall 41-48		Steel and aluminum frame carport	\$47,800
Carport, 8-Stall 49-56		Steel and aluminum frame carport	\$47,800
<b>Docks, Seawalls and Boardwalks</b>			
Boat Docks		Wood piles, wood girders and treated wood decking +/- 985 Sq Ft	\$83,725
Power Pedestals		Boat dock power pedestals, 7 of 7	\$11,575
<b>Swimming Pool Area</b>			



SITE IMPROVEMENTS CONTINUED FROM PREVIOUS PAGE

Property Improvement	Photo	Description	Replacement Cost
Pool Deck		Concrete pavers swimming pool deck +/- 2,694 Sq Ft	\$44,650
Pool Fence		4' Aluminum picket pool fencing +/- 227 Ln Ft	\$12,080
Pool Heater, Gas		Gas pool heater, 1 of 1	\$5,095
Pool Heater, Heat Pump		Pool heater, heat pump, 1 of 1	\$6,065
Swimming Pool		Cast-in-place concrete or gunite sprayed-on concrete swimming pool +/- 780 Sq Ft, cost includes the pool, excavation, & filtering equipment	\$172,860



# Replacement Cost Calculations

This section of the report contains the CoreLogic Commercial Express calculations for each structure and/or site improvement located on the property and insured by Island Point, Inc., No. 1, A Condominium - aka Bay House. In many cases identical buildings may be valued using the same replacement cost calculations.

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



**VALUATION**

Valuation Number:	REN2525183	Effective Date:	07/25/2025
Value Basis:	Reconstruction	Expiration Date:	07/25/2026
		Cost as of:	05/2025
		Valuation Modified Date:	07/25/2025

**BUSINESS**

Island Point, No. 1, A Condominium  
644 ISLAND WAY  
CLEARWATER BEACH, FL 33767 USA

**LOCATION 1 – Island Point, No. 1, A Condominium**

Island Point, No. 1, A Condominium	Climatic Region:	3 – Warm
644 ISLAND WAY	High Wind Region:	2 – Moderate Damage
CLEARWATER BEACH, FL 33767 USA	Seismic Zone:	1 – No Damage

**BUILDING 00001 – 56-Unit Risk, Hazard****Section 1, Condominium****SUPERSTRUCTURE**

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	7
Gross Floor Area:	92,853 sq.ft.	Gross Perimeter:	4,909 ft.
Construction Quality:	2.0 – Average		
Year Built:			

**Adjustments**

Depreciation:	46%	Condition:	Average
	Effective Age: 43 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
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Policy Number: REN2525183

7/25/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
<b>SUPERSTRUCTURE</b>				
Site Preparation				\$4,628
Foundations			\$118,266	\$91,581
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$5,796,876	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$729,585	
Material	100% Built-Up, Smooth			
Pitch	100% Flat			
Interior			\$3,211,170	
Floor Finish	11% Carpet			
Ceiling Finish	75% Drywall			
	11% Paint			
Partitions				
Length		13,264 ft.		
Structure		100% Studs, Girts, etc.		
Finish	100% Drywall			
	11% Paint			
Mechanicals			\$4,518,935	\$304,360
Heating	97% Forced Warm Air			
Cooling	97% Forced Cool Air			
Fire Protection		0% Sprinkler System		
	100% Manual Fire Alarm System			

Policy Number: REN2525183

7/25/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
	100% Automatic Fire Alarm System			
Plumbing		620 Total Fixtures		
Electrical		100% Average Quality		
Elevators		0 Freight		
	2 Passenger			
Built-ins			\$1,242,860	
SUBTOTAL RC			\$15,617,693	\$400,570
Depreciated Cost (54%)			\$8,433,554	\$216,308
ADDITIONS				
Building Items			\$40,804	
Total Additions			\$40,804	
<b>TOTAL RC Section 1, Condominium</b>			<b>\$15,658,497</b>	<b>\$400,570</b>
<b>TOTAL ACV</b>			<b>\$8,455,588</b>	<b>\$216,308</b>

**Section 2, Mechanical Penthouse****SUPERSTRUCTURE**

Occupancy:	100% Mechanical Penthouse	Story Height:	20 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	1
Gross Floor Area:	602 sq.ft.	Irregular Adjustment:	None

Construction Quality: 2.0 - Average

Year Built:

**Adjustments**

Depreciation:	46%	Condition:	Average
	Effective Age: 43 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
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Policy Number: REN2525183

7/25/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
<b>SUPERSTRUCTURE</b>				
Site Preparation				
Foundations				
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$64,206	
Framing				
Exterior Wall		1% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$29,686	
Material	100% Built-Up, Smooth			
Pitch	100% Flat			
Interior				
Floor Finish				
Ceiling Finish				
Partitions				
Length				
Structure	100% None			
Finish	100% None			
Mechanicals			\$3,768	
Heating	100% None			
Cooling				
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
Plumbing				
Electrical		100% Average Quality		

Policy Number: REN2525183

7/25/2025

Elevators

0 Passenger

0 Freight

Built-ins

**TOTAL RC Section 2, Mechanical Penthouse****\$97,660****TOTAL ACV**

Depreciated Cost (54%)

**\$52,736****TOTAL RC BUILDING 00001 56-Unit Risk, Hazard****\$15,756,157****\$400,570****TOTAL ACV****\$8,508,325****\$216,308****BUILDING 00002 – 56-Unit Risk, Flood****Section 1, Condominium****SUPERSTRUCTURE**

Occupancy:	100% Condominium	Story Height:	9 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	7
Gross Floor Area:	92,853 sq.ft.	Gross Perimeter:	4,909 ft.
Construction Quality:	2.0 – Average		
Year Built:			

**Adjustments**

Depreciation:	46%	Condition:	Average
	Effective Age: 43 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
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**SUMMARY OF COSTS****User Provided****System Provided****Reconstruction****Exclusion****SUPERSTRUCTURE**

Site Preparation	\$4,509
Foundations	\$204,420
Foundation Wall	
Interior Foundations	
Slab On Ground	

Policy Number: REN2525183

7/25/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Exterior			\$5,646,957	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$710,717	
Material	100% Built-Up, Smooth			
Pitch	100% Flat			
Interior			\$4,844,483	
Floor Finish	50% Carpet 50% Tile, Ceramic			
Ceiling Finish	75% Drywall 100% Paint 25% Textured Finish			
Partitions				
Length		13,264 ft.		
Structure		100% Studs, Girts, etc.		
Finish	100% Drywall 100% Paint			
Mechanicals			\$8,173,968	
Heating	97% Forced Warm Air			
Cooling	97% Forced Cool Air			
Fire Protection	100% Manual Fire Alarm System 100% Automatic Fire Alarm System			
Plumbing		620 Total Fixtures		
Electrical		100% Average Quality		
Elevators		0 Freight		



Valuation Detailed Report  
by FPAT, LLC.

Policy Number: REN2525183

7/25/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
2 Passenger				
Built-ins			\$1,401,063	
SUBTOTAL RC			\$20,986,117	
Depreciated Cost (54%)			\$11,332,503	
ADDITIONS				
Building Items			\$40,804	
Total Additions			\$40,804	
TOTAL RC Section 1, Condominium			\$21,026,921	
TOTAL ACV			\$11,354,537	

Section 2, Mechanical Penthouse

SUPERSTRUCTURE

Occupancy:	100% Mechanical Penthouse	Story Height:	20 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	1
Gross Floor Area:	602 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Depreciation:	46%	Condition:	Average
	Effective Age: 43 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
SUPERSTRUCTURE				
Site Preparation				
Foundations				
Foundation Wall				

Policy Number: REN2525183

7/25/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Interior Foundations				
Slab On Ground				
Exterior			\$64,206	
Framing				
Exterior Wall		1% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$29,686	
Material	100% Built-Up, Smooth			
Pitch	100% Flat			
Interior				
Floor Finish				
Ceiling Finish				
Partitions				
Length				
Structure	100% None			
Finish	100% None			
Mechanicals			\$3,768	
Heating	100% None			
Cooling				
Fire Protection		0% Sprinkler System 0% Manual Fire Alarm System		
Plumbing				
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins				



Policy Number: REN2525183

7/25/2025

<b>TOTAL RC Section 2, Mechanical Penthouse</b>		<b>\$97,660</b>		
<b>TOTAL ACV</b>	Depreciated Cost (54%)	<b>\$52,736</b>		
<b>TOTAL RC BUILDING 00002 56-Unit Risk, Flood</b>		<b>\$21,124,580</b>		
<b>TOTAL ACV</b>		<b>\$11,407,273</b>		
	<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>	<b>Depreciated</b>
LOCATION SUBTOTAL (All Buildings)	\$36,880,737	186,910	\$197	\$19,915,598
LOCATION ADDITIONS				
Custom Items				
Swimming Pool +/- 780 SF	\$172,860			\$172,860
Pool Deck +/- 2,694 SF	\$44,650			\$44,650
4' Aluminum Picket Pool Fencing +/- 227 LF	\$12,080			\$12,080
Gas Pool Heater	\$5,095			\$5,095
Heat Pump, pool heater	\$6,065			\$6,065
Docks +/- 985 SF	\$83,725			\$83,725
Power Pedestals, 7 of 7	\$11,575			\$11,575
Typical 8-Stall Carport	\$47,800			\$47,800
24-Stall Carport	\$137,400			\$137,400
Location Additions Value	\$521,250			\$521,250
<b>LOCATION TOTAL, Location 1</b>	<b>\$37,401,987</b>	<b>186,910</b>	<b>\$200</b>	<b>\$20,436,848</b>
	<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>	<b>Depreciated</b>
<b>VALUATION GRAND TOTAL</b>	<b>\$37,401,987</b>	<b>186,910</b>	<b>\$200</b>	<b>\$20,436,848</b>

Policy Number: REN2525183

7/25/2025

**VALUATION**

Valuation Number:	REN2525183	Effective Date:	07/25/2025
Value Basis:	Reconstruction	Expiration Date:	07/25/2026
		Cost as of:	05/2025
		Valuation Modified Date:	07/25/2025

**BUSINESS**

Island Point, No. 1, A Condominium  
644 ISLAND WAY  
CLEARWATER BEACH, FL 33767 USA

**LOCATION 1 - Island Point, No. 1, A Condominium**

Island Point, No. 1, A Condominium  
644 ISLAND WAY  
CLEARWATER BEACH, FL 33767 USA

**Equipment: Building items and site improvements****Replacement****Depreciated****Building 00001, Section 1, Condominium**

## Building Items

## Foundations

(1) Foundations - Reinforced concrete, Volume	\$40,804	\$22,034
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**Building 00002, Section 1, Condominium**

## Building Items

## Foundations

(1) Foundations - Reinforced concrete, Volume	\$40,804	\$22,034
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**LOCATION 1 Additions**

## Custom Items

(1) Swimming Pool +/- 780 SF	\$172,860	\$172,860
(1) Pool Deck +/- 2,694 SF	\$44,650	\$44,650
(1) 4' Aluminum Picket Pool Fencing +/- 227 LF	\$12,080	\$12,080
(1) Gas Pool Heater	\$5,095	\$5,095
(1) Heat Pump, pool heater	\$6,065	\$6,065



# Valuation Detailed Report

by FPAT, LLC.  
EQUIPMENT REPORT

Policy Number: REN2525183

7/25/2025

## Equipment: Building items and site improvements

	Replacement	Depreciated
(1) Docks +/- 985 SF	\$83,725	\$83,725
(1) Power Pedestals, 7 of 7	\$11,575	\$11,575
(1) Typical 8-Stall Carport	\$47,800	\$47,800
(1) 24-Stall Carport	\$137,400	\$137,400
<b>LOCATION 1 - Island Point, No. 1, A Condominium TOTAL</b>	<b>\$602,858</b>	<b>\$565,318</b>
<b>TOTAL</b>	<b>\$602,858</b>	<b>\$565,318</b>

To update please call us at 866-568-7853 or email us at [info@fpat.com](mailto:info@fpat.com) for pricing and more information.

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