



RESERVE STUDIES | INSURANCE APPRAISALS | WIND MITIGATION



Replacement Cost Valuation

Bayside Key

Tampa, Florida 33615

Prepared Exclusively for Bayside Key Homeowners Association, Inc.

As of 06-11-2025 | FPAT File# REN2525012

Felten Property Assessment Team

866.568.7853 | www.fpat.com





June 11, 2025

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

Re: Replacement Cost Valuation – Bayside Key – FPAT File# REN2525012

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 Bayside Key located in Tampa, Florida. The purpose of this valuation is to determine accurate hazard and flood insurance replacement costs for all buildings and site improvements insured by Bayside Key Homeowners Association, Inc..

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



Introduction

This Replacement Cost Valuation has been prepared at the request of Bayside Key Homeowners Association, Inc. for the property known as Bayside Key , a homeowners association located in Tampa, 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 June 11, 2025. 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:

5907-21 Bayside Key Dr	8-Unit Risk	<i>8-Unit Risk, Type II</i>
5916-26 Bayside Key Dr	6-Unit Risk	<i>Typical 6-Unit Risk</i>
5927-41 Bayside Key Dr	8-Unit Risk	<i>8-Unit Risk, Type I</i>



5932-42 Bayside Key Dr	6-Unit Risk	<i>Typical 6-Unit Risk</i>
6001-15 Bayside Key Dr	8-Unit Risk	<i>8-Unit Risk, Type II</i>
6002-12 Bayside Key Dr	6-Unit Risk	<i>Typical 6-Unit Risk</i>
6021-35 Bayside Key Dr	8-Unit Risk	<i>8-Unit Risk, Type I</i>
6101-19 Bayside Key Dr	10-Unit Risk	<i>Typical 10-Unit Risk</i>
6125-43 Bayside Key Dr	10-Unit Risk	<i>Typical 10-Unit Risk</i>
6201-15 Bayside Key Dr	8-Unit Risk	<i>8-Unit Risk, Type I</i>
6202-16 Bayside Key Dt	8-Unit Risk	<i>8-Unit Risk, Type I</i>
6222-36 Bayside Key Dr	8-Unit Risk	<i>8-Unit Risk, Type I</i>
6225-35 Bayside Key Dr	6-Unit Risk	<i>Typical 6-Unit Risk</i>
6302-12 Bayside Key Dr	6-Unit Risk	<i>Typical 6-Unit Risk</i>
6316-30 Bayside Key Dr	8-Unit Risk	<i>8-Unit Risk, Type I</i>
6331-41 Bayside Key Dr	6-Unit Risk	<i>Typical 6-Unit Risk</i>
6334-48 Bayside Key Dr	8-Unit Risk	<i>8-Unit Risk, Type I</i>
6345-55 Bayside Key Dr	6-Unit Risk	<i>Typical 6-Unit Risk</i>
6359-73 Bayside Key Dr	8-Unit Risk	<i>8-Unit Risk, Type I</i>
Pool Restroom Building		
Mail Kiosk		

Property Site Improvements:

Automatic Gates



Perimeter Fence

Perimeter Fence, Trash Compactor

Perimeter Wall

Telephone Entry System

Tennis Courts

Tennis Fence

Pool Deck

Pool Fence

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 Bayside Key as of June 11, 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	\$20,426,821
Less Insurance Exclusions	\$1,142,815
Insurable Replacement Cost	\$19,284,006

Flood Insurance

Replacement Cost	\$155,480
NFIP Insurable Replacement Cost	\$107,281



Certification of Valuation

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

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

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

Key Staff:

Brad Felten

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

John Felten

Sr. All-Lines Adjuster # D075772
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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**



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

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



Insurable Replacement Cost

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

Insurable Responsibilities

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

Insurance Exclusions

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

Minimum Requirements

Reporting requirements mandated by Citizens Property Insurance Corporation.

New Construction

The cost to replace at one time, an entire building of equal quality and utility. The prices used for labor, materials, overhead, profit, and fees are those in effect immediately *prior* to the occurrence of the loss. The replacement employs modern materials, current methods, designs, and layouts but does not take into consideration improvements necessary to conform to changed building codes, demolition, debris removal, site accessibility or site work, reuse of building components or services, extraordinary fees, premiums for materials or other contingencies. This is the methodology used for real estate appraisals. 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.



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

Unit Abbreviations

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

Structural Definitions

Commercial Construction Types:

Frame (Frame - ISO 1)

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



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

Masonry (Joisted Masonry - ISO 2)

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

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

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

Steel Frame (Masonry Non-Combustible - ISO 4)

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

Protected Steel Frame (Modified Fire Resistive - ISO 5)

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

Reinforced Concrete Frame (Fire Resistive - ISO 6)

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

Agricultural Construction Types:



Frame

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

Masonry

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

Pre-Engineered Metal

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

Pole Frame

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

Structural Insulated Panel (SIP)

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



Hazard Insurance Responsibilities

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

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

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

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

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



Hazard Insurance Quick Reference Table

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

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

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



Flood Insurance Quick Reference Table

AS GOVERNED BY THE NATIONAL FLOOD INSURANCE PROGRAM-FEMA

BUILDING COMPONENT	ASSOCIATION RESPONSIBILITY	HOMEOWNER RESPONSIBILITY
ROOF Structural Framing & Roof Covering	N/A	N/A
EXTERIOR WALLS Structural Framing, Insulation & Wall Cladding	N/A	N/A
COMMON AREA DOORS & WINDOWS Common Area Doors & Windows	N/A	N/A
UNIT DOORS & WINDOWS Unit Owner Doors & Windows	N/A	N/A
COMMON AREA STRUCTURAL MEMBERS Structural Floors, Structural Walls, & Structural Ceilings	N/A	N/A
UNIT STRUCTURAL MEMBERS Structural Floors, Structural Walls, & Structural Ceilings	N/A	N/A
COMMON AREA INTERIOR FINISHES Floor, Wall, & Ceiling Finishes	N/A	N/A
UNIT INTERIOR FINISHES Floor, Wall, & Ceiling Finishes	N/A	N/A
COMMON AREA INTERIOR WALL & CEILING FRAMING Framing & Insulation	N/A	N/A
UNIT INTERIOR WALL & CEILING FRAMING Framing & Insulation	N/A	N/A
COMMON AREA FLOOR, WALL, & CEILING SUBSTRATES Unfinished Drywall or Other Substrate Material	N/A	N/A
UNIT INTERIOR FLOOR, WALL, & CEILING SUBSTRATES Unfinished Drywall or Other Substrate Material	N/A	N/A
COMMON AREA HVAC EQUIPMENT Heating, Ventilation, & Air Conditioning Equipment	N/A	N/A
UNIT HVAC EQUIPMENT Heating, Ventilation, & Air Conditioning Equipment	N/A	N/A
COMMON AREA PLUMBING & ELECTRICAL ROUGH IN Plumbing and Electrical behind walls, floors, & ceilings	N/A	N/A
UNIT PLUMBING & ELECTRICAL ROUGH IN Plumbing and Electrical behind walls, floors, & ceilings	N/A	N/A
COMMON AREA COMPONENTS Electrical & Plumbing Fixtures, Water Heaters, Cabinets, Countertops, etc.	N/A	N/A
UNIT COMPONENTS Appliances, Electrical & Plumbing Fixtures, Water Heaters, Cabinets, Countertops, etc.	N/A	N/A

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

Bayside Key

Tampa, Florida

HAZARD VALUATION as of June 11, 2025

FPAT File# REN2525012

Building	Replacement Cost	Insurance Exclusions	Insurable Replacement Cost	Depreciation	Depreciated Replacement Cost
5907-21 Bayside Key Dr	\$1,076,705	\$63,318	\$1,013,387	\$314,150	\$699,237
5916-26 Bayside Key Dr	\$820,058	\$49,127	\$770,931	\$238,989	\$531,942
5927-41 Bayside Key Dr	\$1,077,331	\$63,318	\$1,014,013	\$314,344	\$699,669
5932-42 Bayside Key Dr	\$820,058	\$49,127	\$770,931	\$238,989	\$531,942
6001-15 Bayside Key Dr	\$1,076,705	\$63,318	\$1,013,387	\$314,150	\$699,237
6002-12 Bayside Key Dr	\$820,058	\$49,127	\$770,931	\$238,989	\$531,942
6021-35 Bayside Key Dr	\$1,077,331	\$63,318	\$1,014,013	\$314,344	\$699,669
6101-19 Bayside Key Dr	\$1,333,647	\$77,507	\$1,256,140	\$389,404	\$866,736
6125-43 Bayside Key Dr	\$1,333,647	\$77,507	\$1,256,140	\$389,404	\$866,736
6201-15 Bayside Key Dr	\$1,077,331	\$63,318	\$1,014,013	\$314,344	\$699,669
6202-16 Bayside Key Dt	\$1,077,331	\$63,318	\$1,014,013	\$314,344	\$699,669
6222-36 Bayside Key Dr	\$1,077,331	\$63,318	\$1,014,013	\$314,344	\$699,669



6225-35 Bayside Key Dr	\$820,058	\$49,127	\$770,931	\$238,989	\$531,942
6302-12 Bayside Key Dr	\$820,058	\$49,127	\$770,931	\$238,989	\$531,942
6316-30 Bayside Key Dr	\$1,077,331	\$63,318	\$1,014,013	\$314,344	\$699,669
6331-41 Bayside Key Dr	\$820,058	\$49,127	\$770,931	\$238,989	\$531,942
6334-48 Bayside Key Dr	\$1,077,331	\$63,318	\$1,014,013	\$314,344	\$699,669
6345-55 Bayside Key Dr	\$820,058	\$49,127	\$770,931	\$238,989	\$531,942
6359-73 Bayside Key Dr	\$1,077,331	\$63,318	\$1,014,013	\$314,344	\$699,669
Pool Restroom Building	\$107,995	\$10,187	\$97,808	\$30,321	\$67,487
Mail Kiosk	\$47,486	\$545	\$46,941	\$14,552	\$32,389
Total	\$19,335,239	\$1,142,815	\$18,192,424	\$5,639,656	\$12,552,768

Property Site Improvement	Replacement Cost
Perimeter Fences, Gates & Equipment	
Automatic Gates	\$14,940
Perimeter Fence	\$41,191
Perimeter Fence, Trash Compactor	\$8,313
Perimeter Wall	\$562,140
Telephone Entry System	\$4,943
Sports Courts	
Tennis Courts	\$157,000
Tennis Fence	\$27,411
Swimming Pool Area	



Pool Deck	\$25,810
Pool Fence	\$13,219
Swimming Pool	\$236,615
Total	\$1,091,582



Recapitulation of Flood Values

Bayside Key

Tampa, Florida

FLOOD VALUATION as of June 11, 2025

FPAT File# REN2525012

Building	Replacement Cost	Insurance Exclusions	Depreciation	Depreciated Replacement Cost	NFIP Insurable Replacement Cost
Pool Restroom Building	\$107,994	n/a	\$33,478	\$74,516	\$74,516
Mail Kiosk	\$47,486	n/a	\$14,721	\$32,765	\$32,765
Total	\$155,480		\$48,199	\$107,281	\$107,281

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

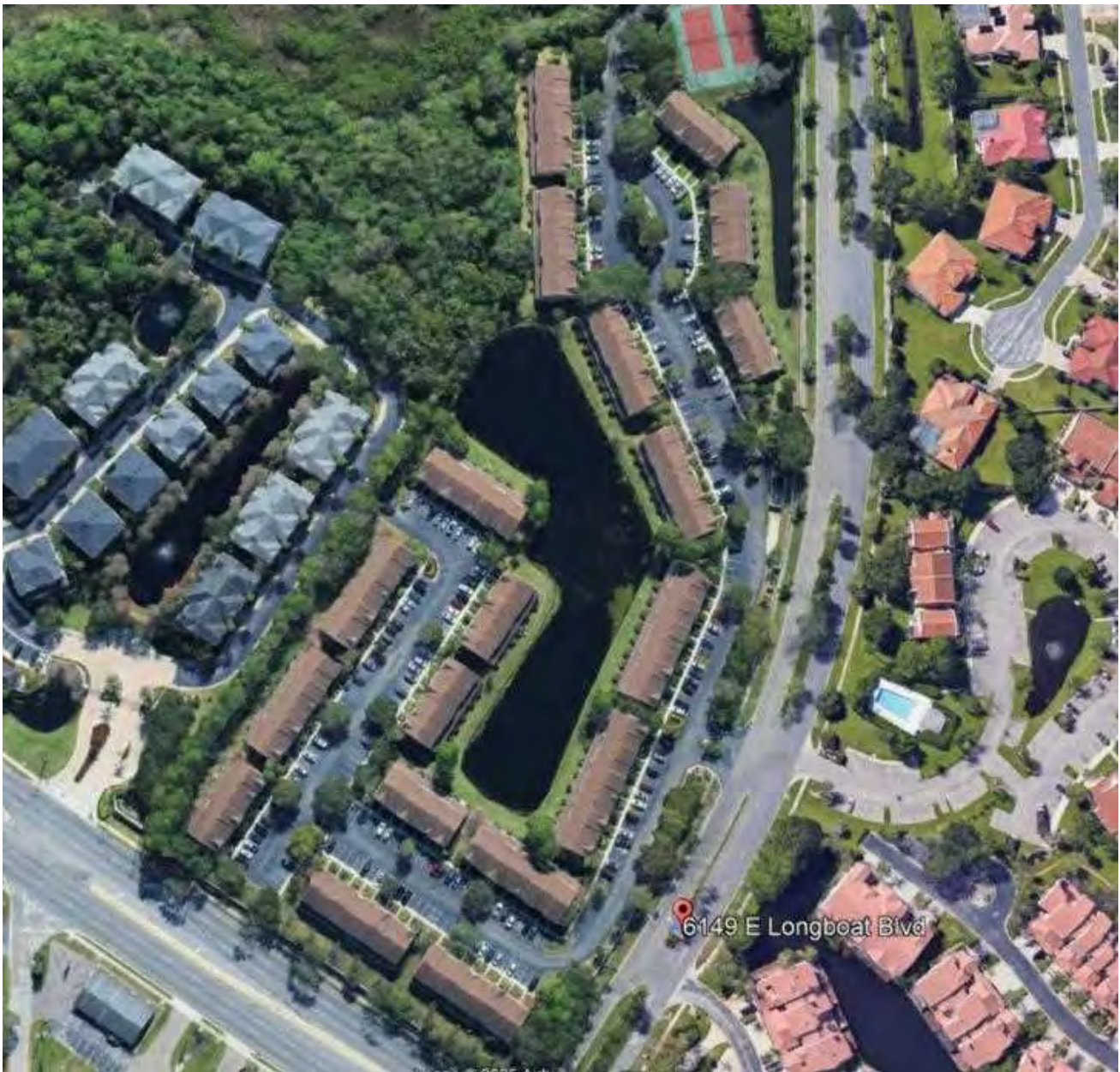


Aerial Property Photographs

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 June 11, 2025 Position Managing Member

Property

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

Property Address 6149 East Longboat Boulevard

City Tampa

State, Zip Florida, 33615

Valuation Requirements

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

Valuation Information

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



Building Descriptions

This section provides a comprehensive description of each distinct structure on the property insured by Bayside Key Homeowners Association, Inc.. 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

Pool Restroom Building:

- 6149 E Longboat Blvd

General Building Information

Occupancy: Pool Restroom Building

Square Footage: Pool Restroom Building:

- GFA +/- 252 Sq Ft

Additions: None

Condition: Good

Year of Construction: Estimated to be 1995

of Stories: One (1)

Construction Analysis

Foundation: Estimated to be reinforced concrete footings

Ground Subfloor: Concrete slab on grade

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

Exterior Walls: Concrete block covered with painted stucco

Interior Partition Walls: Wood studs

Unit Party Walls: N/A

Roof Construction: Wood truss decked with plywood or OSB

Roof Shape: Hip

Roof Covering(s): Composition shingles



ISO Construction Type: Joisted Masonry (ISO 2)

Mechanicals

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

Heating & Cooling : None

Fire Sprinklers: None

Manual Fire Alarm: None

Auto Dial-Out Fire Alarm: None

Finished Interior Common Areas

Common Areas: Restrooms

Common Floor Coverings: Tile

Common Wall Finish: Painted textured drywall

Common Ceiling Finish: Painted textured drywall

Common Kitchens: None

Common Fireplaces: None

Interior Units

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

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

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

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



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

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

Business Exposure:	None
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Commercial Kitchens:	None
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Property or Liability Hazards:	None
---------------------------------------	------

Additional Comments:	
-----------------------------	--



Building Description

Applicable Buildings

Typical 6-Unit Risk:

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

8-Unit Risk, Type I:

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

8-Unit Risk, Type II:

- 6001-15 Bayside Key Dr

Typical 10-Unit Risk:

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

General Building Information

Occupancy: Row House

Square Footage: Typical 6-Unit Risk:



BUILDING DESCRIPTION CONTINUED FROM PREVIOUS PAGE

- GFA +/- 7,391 Sq Ft

8-Unit Risk, Type I:

- GFA +/- 9,854 Sq Ft

8-Unit Risk, Type II:

- GFA +/- 9,854 Sq Ft

Typical 10-Unit Risk:

- GFA +/- 12,314 Sq Ft

Additions:

Typical 6-Unit Risk:

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

8-Unit Risk, Type I:

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

8-Unit Risk, Type II:

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

Typical 10-Unit Risk:

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

Condition: Good

Year of Construction: 1995

of Stories: Two (2)

Construction Analysis



Felten Property Assessment Team | www.fpat.com
FPAT File# REN2525012

Foundation:	Estimated to be reinforced concrete footings
Ground Subfloor:	Concrete slab on grade
Elevated Subfloor(s):	Wood frame floor joists
Exterior Walls:	Level 1: Concrete block covered with painted stucco Level 2: Wood frame covered with painted stucco
Interior Partition Walls:	Wood studs
Unit Party Walls:	Concrete block
Roof Construction:	Wood truss decked with plywood or OSB
Roof Shape:	Gable
Roof Covering(s):	Composition shingles
ISO Construction Type:	Level 1: Joisted Masonry (ISO 2) Level 2: Frame (ISO 1)

Mechanicals

Elevators:	There are no elevators contained within these structures
Heating & Cooling :	Split systems with condensing units located on the ground and air handlers located within the individual units
Fire Sprinklers:	None
Manual Fire Alarm:	None
Auto Dial-Out Fire Alarm:	None

Finished Interior Common Areas

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



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

Interior Units

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

Supplementary Information

Business Exposure:	None
Commercial Kitchens:	None
Property or Liability Hazards:	None
Additional Comments:	



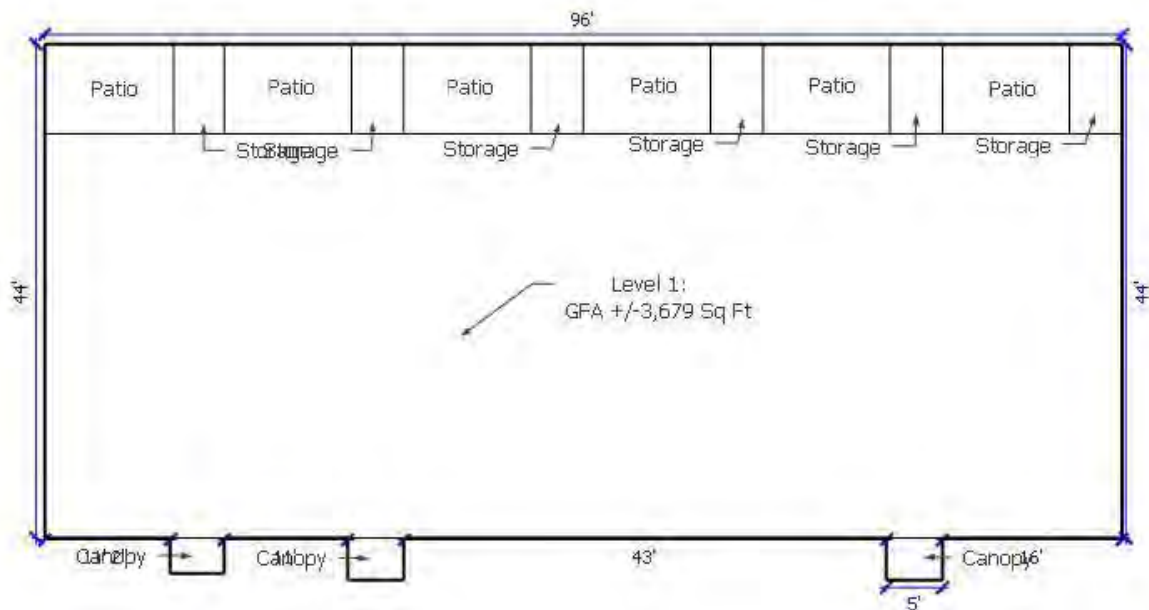
Building Sketches

This section includes detailed, floor-by-floor building sketches for each distinct structure on the property insured by Bayside Key Homeowners Association, Inc.. 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



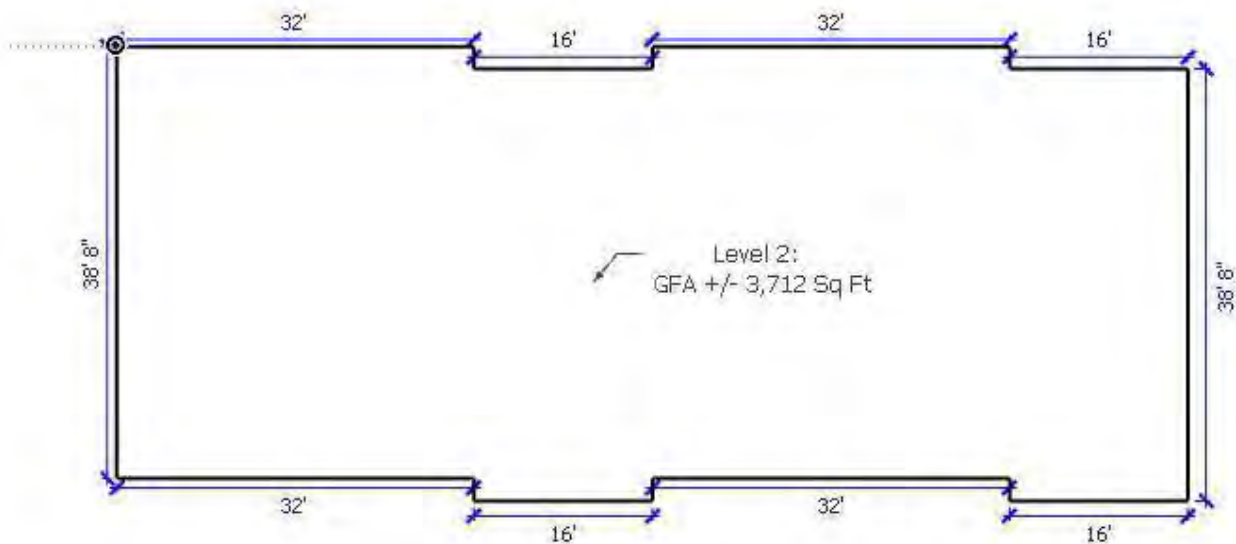
Level 1 of 2

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

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

FPAT File# REN2525012

Building Sketch

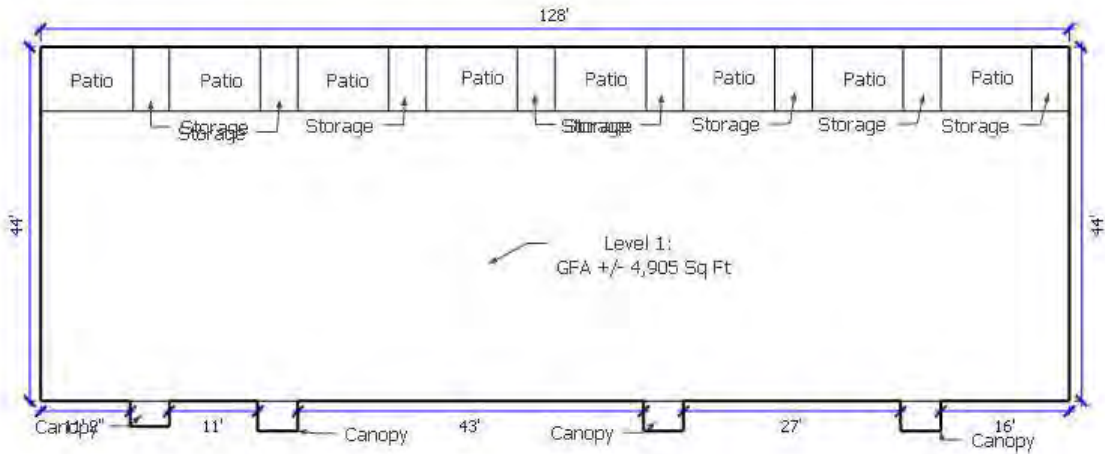


Level 2 of 2


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



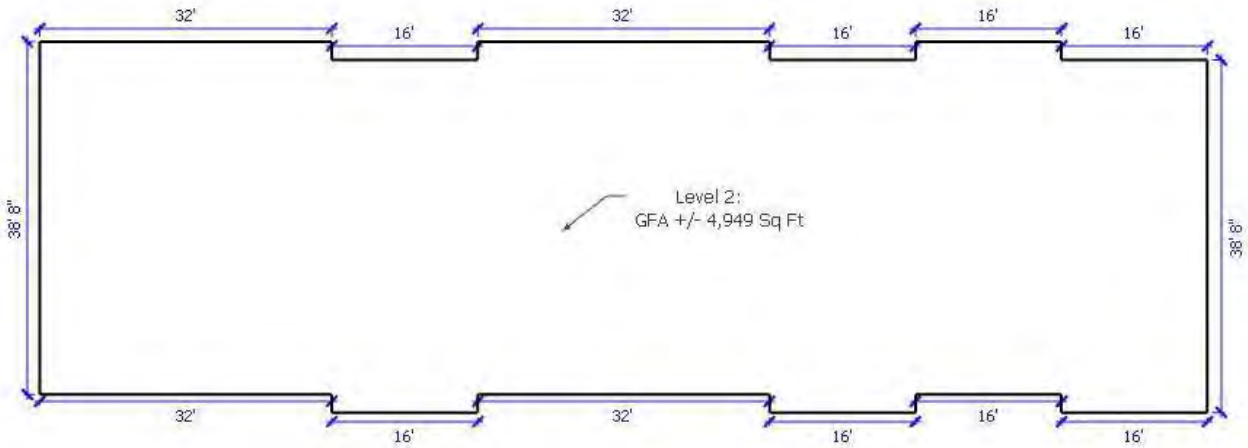
Building Sketch




Level 1 of 2

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

Building Sketch



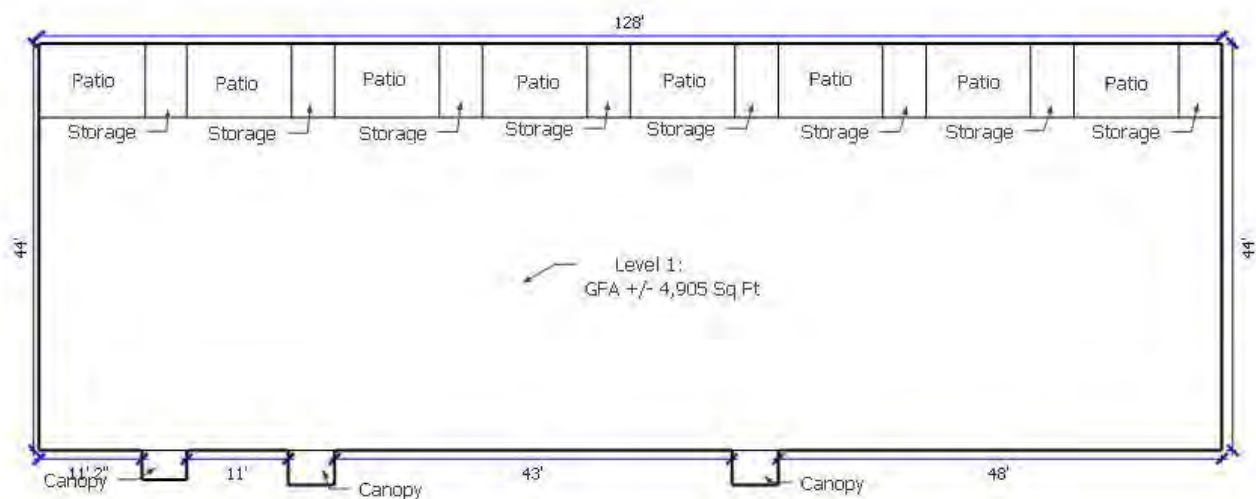
Level 2 of 2

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

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FPAT File# REN2525012

Building Sketch

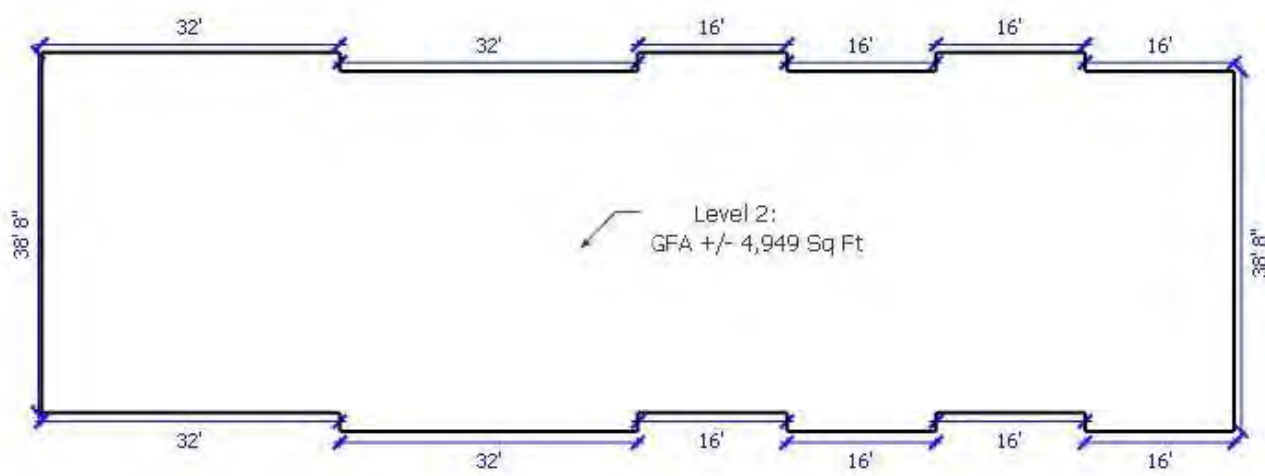


Level 1 of 2

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



Building Sketch

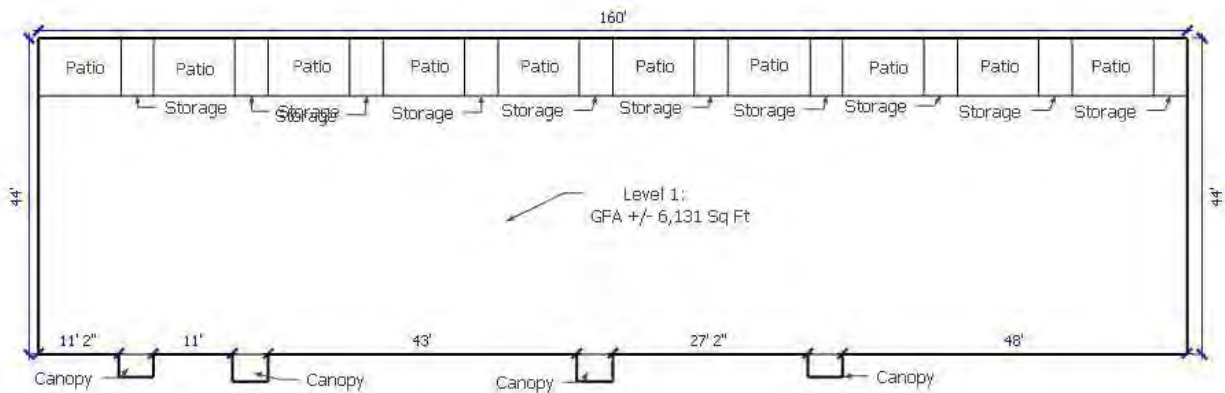


Level 2 of 2

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



Building Sketch



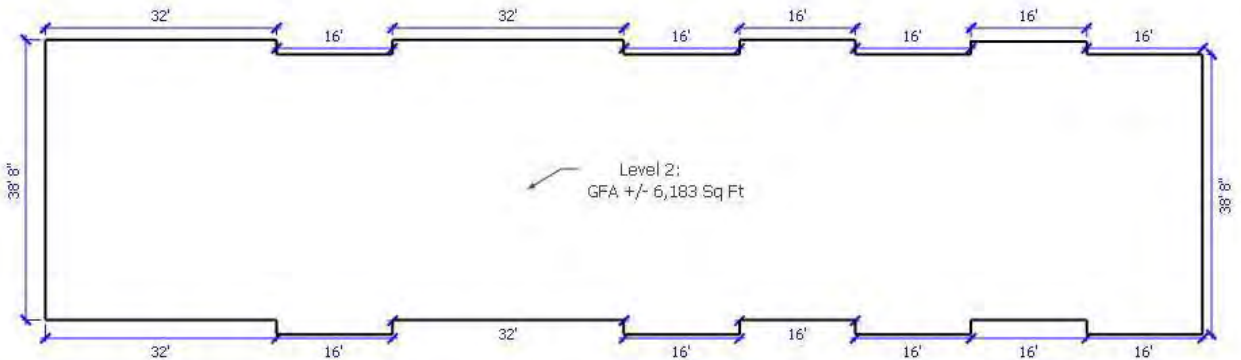
Level 1 of 2

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


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FPAT File# REN2525012

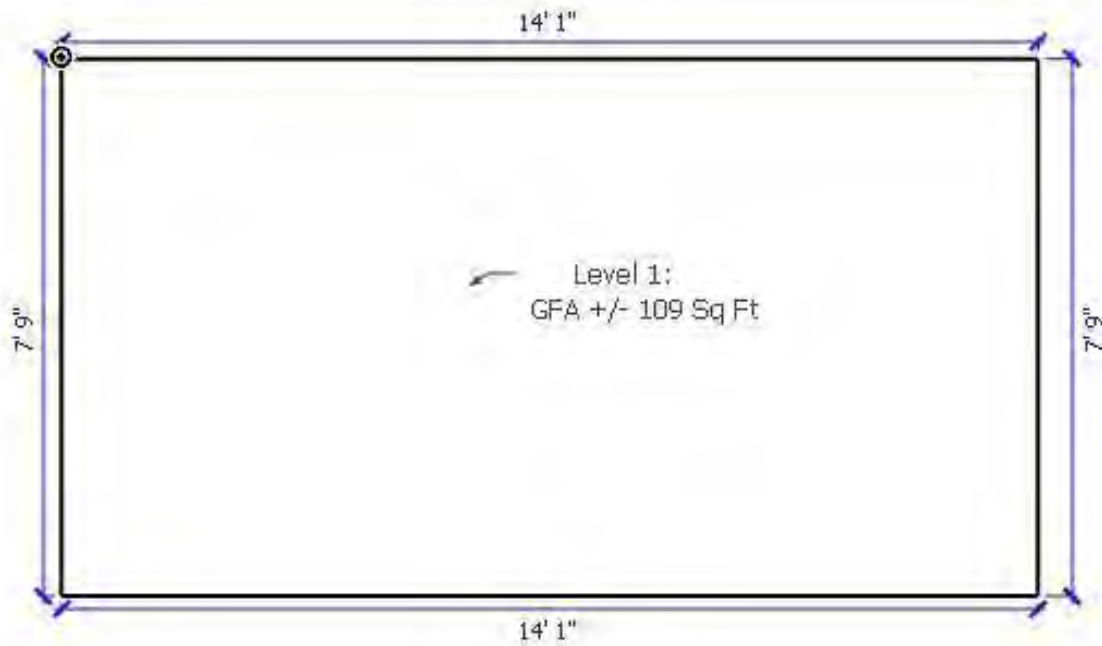
Building Sketch



Level 2 of 2

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

Building Sketch

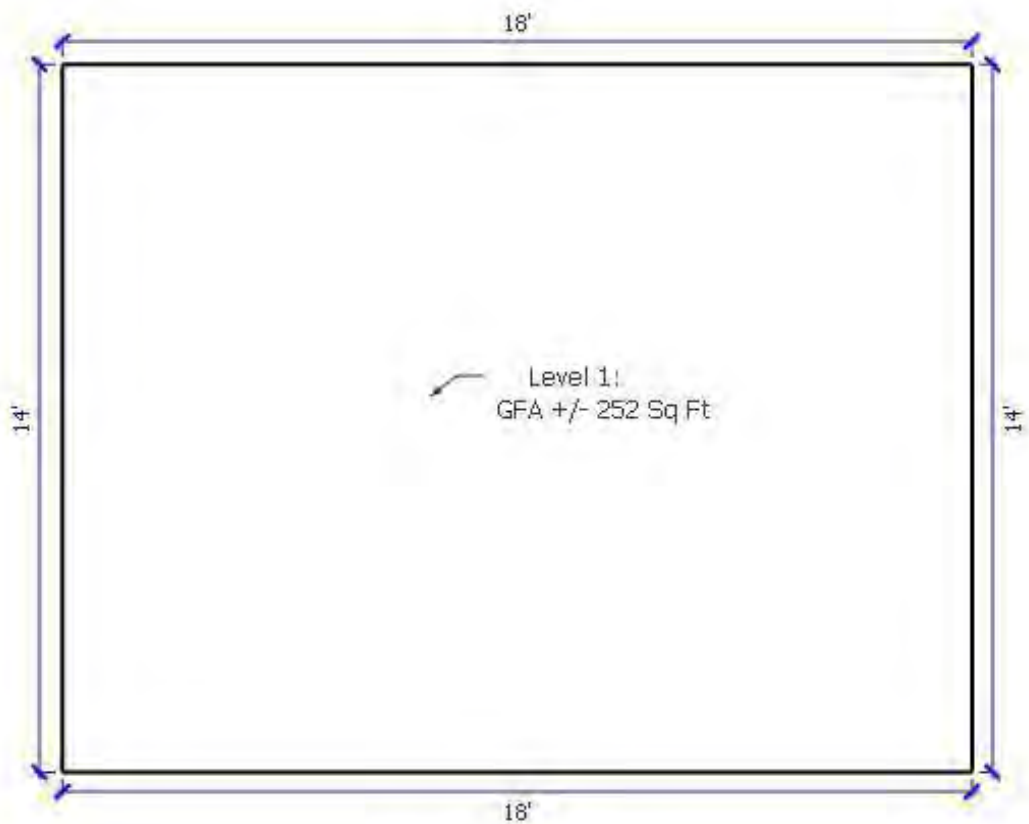


Level 1 of 1


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



Building Sketch



Level 1 of 1

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

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

FPAT File# REN2525012

Photographs & Values

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



Building Detail

5907-21 Bayside Key Dr
8-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$1,076,705	\$63,318	\$1,013,387	\$314,150	\$699,237

8-Unit Risk, Type II



Exterior Elevation Photographs



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



Building Detail

5916-26 Bayside Key Dr
6-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$820,058	\$49,127	\$770,931	\$238,989	\$531,942

Typical 6-Unit Risk



Exterior Elevation Photographs



SUPPORTING PHOTOGRAPHS FOR: 5916-26 Bayside Key Dr, 6-Unit Risk



Building Detail

5927-41 Bayside Key Dr
8-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$1,077,331	\$63,318	\$1,014,013	\$314,344	\$699,669

8-Unit Risk, Type I



Exterior Elevation Photographs



SUPPORTING PHOTOGRAPHS FOR: 5927-41 Bayside Key Dr, 8-Unit Risk



Building Detail

5932-42 Bayside Key Dr
6-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$820,058	\$49,127	\$770,931	\$238,989	\$531,942

Typical 6-Unit Risk



Exterior Elevation Photographs



SUPPORTING PHOTOGRAPHS FOR: 5932-42 Bayside Key Dr, 6-Unit Risk



Building Detail

6001-15 Bayside Key Dr
8-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$1,076,705	\$63,318	\$1,013,387	\$314,150	\$699,237

8-Unit Risk, Type II



Exterior Elevation Photographs



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



Building Detail

6002-12 Bayside Key Dr
6-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$820,058	\$49,127	\$770,931	\$238,989	\$531,942

Typical 6-Unit Risk



Exterior Elevation Photographs



SUPPORTING PHOTOGRAPHS FOR: 6002-12 Bayside Key Dr, 6-Unit Risk



Building Detail

6021-35 Bayside Key Dr
8-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$1,077,331	\$63,318	\$1,014,013	\$314,344	\$699,669

8-Unit Risk, Type I



Exterior Elevation Photographs



SUPPORTING PHOTOGRAPHS FOR: 6021-35 Bayside Key Dr, 8-Unit Risk



Building Detail

6101-19 Bayside Key Dr
10-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$1,333,647	\$77,507	\$1,256,140	\$389,404	\$866,736

Typical 10-Unit Risk



Exterior Elevation Photographs





Building Detail

6125-43 Bayside Key Dr
10-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$1,333,647	\$77,507	\$1,256,140	\$389,404	\$866,736

Typical 10-Unit Risk



Exterior Elevation Photographs



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



Building Detail

6201-15 Bayside Key Dr
8-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$1,077,331	\$63,318	\$1,014,013	\$314,344	\$699,669

8-Unit Risk, Type I



Exterior Elevation Photographs



SUPPORTING PHOTOGRAPHS FOR: 6201-15 Bayside Key Dr, 8-Unit Risk



SUPPORTING PHOTOGRAPHS FOR: 6201-15 Bayside Key Dr, 8-Unit Risk



Building Detail

6202-16 Bayside Key Dt
8-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$1,077,331	\$63,318	\$1,014,013	\$314,344	\$699,669

8-Unit Risk, Type I



Exterior Elevation Photographs



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



Building Detail

6222-36 Bayside Key Dr
8-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$1,077,331	\$63,318	\$1,014,013	\$314,344	\$699,669

8-Unit Risk, Type I



Exterior Elevation Photographs



SUPPORTING PHOTOGRAPHS FOR: 6222-36 Bayside Key Dr, 8-Unit Risk



Building Detail

6225-35 Bayside Key Dr
6-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$820,058	\$49,127	\$770,931	\$238,989	\$531,942

Typical 6-Unit Risk



Exterior Elevation Photographs



SUPPORTING PHOTOGRAPHS FOR: 6225-35 Bayside Key Dr, 6-Unit Risk



Building Detail

6302-12 Bayside Key Dr
6-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$820,058	\$49,127	\$770,931	\$238,989	\$531,942

Typical 6-Unit Risk



Exterior Elevation Photographs



SUPPORTING PHOTOGRAPHS FOR: 6302-12 Bayside Key Dr, 6-Unit Risk



Building Detail

6316-30 Bayside Key Dr
8-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$1,077,331	\$63,318	\$1,014,013	\$314,344	\$699,669

8-Unit Risk, Type I



Exterior Elevation Photographs



SUPPORTING PHOTOGRAPHS FOR: 6316-30 Bayside Key Dr, 8-Unit Risk



Building Detail

6331-41 Bayside Key Dr
6-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$820,058	\$49,127	\$770,931	\$238,989	\$531,942

Typical 6-Unit Risk



Exterior Elevation Photographs



SUPPORTING PHOTOGRAPHS FOR: 6331-41 Bayside Key Dr, 6-Unit Risk



Building Detail

6334-48 Bayside Key Dr
8-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$1,077,331	\$63,318	\$1,014,013	\$314,344	\$699,669

8-Unit Risk, Type I



Exterior Elevation Photographs



SUPPORTING PHOTOGRAPHS FOR: 6334-48 Bayside Key Dr, 8-Unit Risk



Building Detail

6345-55 Bayside Key Dr
6-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$820,058	\$49,127	\$770,931	\$238,989	\$531,942

Typical 6-Unit Risk



Exterior Elevation Photographs



SUPPORTING PHOTOGRAPHS FOR: 6345-55 Bayside Key Dr, 6-Unit Risk



Building Detail

6359-73 Bayside Key Dr
8-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$1,077,331	\$63,318	\$1,014,013	\$314,344	\$699,669

8-Unit Risk, Type I



Exterior Elevation Photographs



SUPPORTING PHOTOGRAPHS FOR: 6359-73 Bayside Key Dr, 8-Unit Risk



Building Detail

Pool Restroom Building



FLOOD INSURANCE

REPLACEMENT COST	NFIP INSURABLE REPLACEMENT COST
\$107,994	\$74,516

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

HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$107,995	\$10,187	\$97,808	\$30,321	\$67,487



Exterior Elevation Photographs



SUPPORTING PHOTOGRAPHS FOR: Pool Restroom Building,



Building Detail

Mail Kiosk



FLOOD INSURANCE

REPLACEMENT COST	NFIP INSURABLE REPLACEMENT COST
\$47,486	\$32,765

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

HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$47,486	\$545	\$46,941	\$14,552	\$32,389






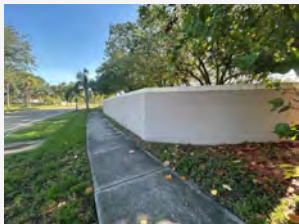


Exterior Elevation Photographs



SUPPORTING PHOTOGRAPHS FOR: Mail Kiosk,


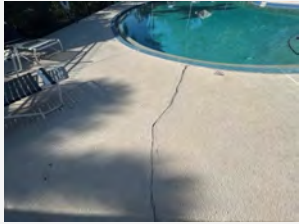




Property Site Improvements Detail

Property Improvement	Photo	Description	Replacement Cost
Perimeter Fences, Gates & Equipment			
Automatic Gates		Automatic entry and exit barrier gate operators, 2 of 2	\$14,940
Perimeter Fence		6' Vinyl privacy perimeter fencing +/- 555 Ln Ft	\$41,191
Perimeter Fence, Trash Compactor		6' Vinyl privacy trash compactor fencing +/- 112 Ln Ft	\$8,313
Perimeter Wall		6' Concrete perimeter wall +/- 2,082 Sq Ft	\$562,140
Telephone Entry System		Telephone entry system	\$4,943
Sports Courts			
Tennis Courts		Asphalt tennis court, cost includes playing surface, posts & net	\$157,000



SITE IMPROVEMENTS CONTINUED FROM PREVIOUS PAGE

Property Improvement	Photo	Description	Replacement Cost
Tennis Fence		10' Chain-link tennis court fencing +/- 452 Ln Ft	\$27,411
Swimming Pool Area			
Pool Deck		Textured concrete swimming pool deck +/- 1,650 Sq Ft	\$25,810
Pool Fence		5' Aluminum picket pool fencing +/- 198 Ln Ft	\$13,219
Swimming Pool		Cast-in-place concrete or gunite sprayed-on concrete swimming pool +/- 1,000 Sq Ft, cost includes the pool, excavation, & filtering equipment	\$236,615



Replacement Cost Calculations

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

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



VALUATION

Valuation Number:	REN2525012	Effective Date:	06/17/2025
Value Basis:	Reconstruction	Expiration Date:	06/17/2026
		Cost as of:	04/2025
		Valuation Modified Date:	06/17/2025

BUSINESS

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

LOCATION 1 - Bayside Key Homeowners Association, Inc.

Bayside Key Homeowners Association, Inc.	Climatic Region:	3 - Warm
5907-6373 Bayside Key	High Wind Region:	2 - Moderate Damage
Tampa, FL 33615 USA	Seismic Zone:	1 - No Damage

BUILDING 1 - Typical 6-Unit Risk, Hazard

Section 1

SUPERSTRUCTURE

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

Adjustments

Depreciation:	31%	Condition:	Good
	Effective Age: 25 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				\$1,084
Foundations			\$27,686	\$34,431
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$243,278	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Stucco on Frame			
	50% Stucco on Masonry			
Structural Floor				
Roof			\$83,407	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$165,983	
Floor Finish	100% None			
Ceiling Finish	100% Drywall			
Partitions				
Length				
Structure	100% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$176,142	\$13,612
Heating	97% Forced Warm Air			
Cooling	97% Forced Cool Air			
Fire Protection				



Valuation Detailed Report
by FPAT, LLC.

Policy Number: REN2525012

6/17/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Plumbing	100% Average Quality			
Electrical				
Elevators				
Built-ins			\$54,342	
SUBTOTAL RC			\$750,838	\$49,127
Depreciated Cost (69%)			\$518,078	\$33,898
ADDITIONS				
Building Items			\$20,093	
Total Additions			\$20,093	
TOTAL RC Section 1			\$770,931	\$49,127
TOTAL ACV			\$531,942	\$33,898
TOTAL RC BUILDING 1 Typical 6-Unit Risk, Hazard				
TOTAL ACV			\$531,942	\$33,898

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

Section 1

SUPERSTRUCTURE

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

Adjustments

Depreciation:	31%	Condition:	Good
	Effective Age: 25 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				\$1,445
Foundations			\$36,912	\$43,723
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$313,516	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Stucco on Frame			
	50% Stucco on Masonry			
Structural Floor				
Roof			\$108,905	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$220,567	
Floor Finish	100% None			
Ceiling Finish	100% Drywall			
Partitions				
Length				
Structure	100% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$234,849	\$18,150
Heating	97% Forced Warm Air			
Cooling	97% Forced Cool Air			
Fire Protection				

Policy Number: REN2525012

6/17/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Plumbing				
Electrical	100% Average Quality			
Elevators				
Built-ins			\$72,450	
SUBTOTAL RC			\$987,200	\$63,318
Depreciated Cost (69%)			\$681,168	\$43,689
ADDITIONS				
Building Items			\$26,813	
Total Additions			\$26,813	
TOTAL RC Section 1			\$1,014,013	\$63,318
TOTAL ACV			\$699,669	\$43,689
TOTAL RC BUILDING 2 Typical 8-Unit Risk, Type I, Hazard			\$1,014,013	\$63,318
TOTAL ACV			\$699,669	\$43,689

BUILDING 3 - Typical 8-Unit Risk, Type II, Hazard**Section 1****SUPERSTRUCTURE**

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

Adjustments

Depreciation:	31%	Condition:	Good
	Effective Age: 25 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				\$1,445
Foundations			\$36,912	\$43,723
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$313,516	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Stucco on Frame			
	50% Stucco on Masonry			
Structural Floor				
Roof			\$108,905	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$220,567	
Floor Finish	100% None			
Ceiling Finish	100% Drywall			
Partitions				
Length				
Structure	100% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$234,849	\$18,150
Heating	97% Forced Warm Air			
Cooling	97% Forced Cool Air			
Fire Protection				

Policy Number: REN2525012

6/17/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Plumbing				
Electrical	100% Average Quality			
Elevators				
Built-ins			\$72,450	
SUBTOTAL RC			\$987,200	\$63,318
Depreciated Cost (69%)			\$681,168	\$43,689
ADDITIONS				
Building Items			\$26,187	
Total Additions			\$26,187	
TOTAL RC Section 1			\$1,013,387	\$63,318
TOTAL ACV			\$699,237	\$43,689
TOTAL RC BUILDING 3 Typical 8-Unit Risk, Type II, Hazard			\$1,013,387	\$63,318
TOTAL ACV			\$699,237	\$43,689

BUILDING 4 - Typical 10-Unit Risk, Hazard**Section 1****SUPERSTRUCTURE**

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

Adjustments

Depreciation:	31%	Condition:	Good
	Effective Age: 25 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				\$1,805
Foundations			\$46,127	\$53,014
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$383,719	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	50% Stucco on Frame			
	50% Stucco on Masonry			
Structural Floor				
Roof			\$134,382	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$275,009	
Floor Finish	100% None			
Ceiling Finish	100% Drywall			
Partitions				
Length				
Structure	100% Studs, Girts, etc.			
Finish	100% Drywall			
Mechanicals			\$293,525	\$22,687
Heating	97% Forced Warm Air			
Cooling	97% Forced Cool Air			
Fire Protection				

Policy Number: REN2525012

6/17/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Plumbing				
Electrical	100% Average Quality			
Elevators				
Built-ins			\$90,537	
SUBTOTAL RC			\$1,223,300	\$77,507
Depreciated Cost (69%)			\$844,077	\$53,480
ADDITIONS				
Building Items			\$32,840	
Total Additions			\$32,840	
TOTAL RC Section 1			\$1,256,140	\$77,507
TOTAL ACV			\$866,736	\$53,480
TOTAL RC BUILDING 4 Typical 10-Unit Risk, Hazard			\$1,256,140	\$77,507
TOTAL ACV			\$866,736	\$53,480

BUILDING 5 – Pool Restroom Building, Hazard**Section 1****SUPERSTRUCTURE**

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

Construction Quality: 2.0 – Average

Year Built:

Adjustments

Depreciation:	31%	Condition:	Good
	Effective Age: 25 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				\$37
Foundations			\$944	\$3,686
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$30,230	
Framing				
Exterior Wall	15% Wall Openings			
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$7,181	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$9,317	
Floor Finish	100% Tile, Ceramic			
Ceiling Finish		100% Drywall		
		100% Paint		
Partitions				
Length		21 ft.		
Structure	100% Studs, Girts, etc.			
Finish	25% Drywall			
	100% Paint			
Mechanicals			\$49,979	\$6,463
Heating				
Cooling				

Policy Number: REN2525012

6/17/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Fire Protection		0% Sprinkler System 0% Manual Fire Alarm System 0% Automatic Fire Alarm System		
Plumbing	10 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger 0 Freight		
Built-ins			\$156	
TOTAL RC Section 1			\$97,808	\$10,187
TOTAL ACV	Depreciated Cost (69%)		\$67,487	\$7,029
TOTAL RC BUILDING 5 Pool Restroom Building, Hazard			\$97,808	\$10,187
TOTAL ACV			\$67,487	\$7,029

BUILDING 6 – Pool Restroom Building, Flood**Section 1****SUPERSTRUCTURE**

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

Adjustments

Depreciation:	31% Effective Age: 25 years	Condition:	Good
Hillside Construction:	Degree of Slope: Flat Site Position: Unknown	Site Accessibility:	Excellent
		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			\$37	
Foundations			\$4,630	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$30,230	
Framing				
Exterior Wall	15% Wall Openings			
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$7,181	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$9,317	
Floor Finish	100% Tile, Ceramic			
Ceiling Finish		100% Drywall		
		100% Paint		
Partitions				
Length		21 ft.		
Structure	100% Studs, Girts, etc.			
Finish	25% Drywall			
	100% Paint			
Mechanicals			\$56,442	
Heating				
Cooling				

Policy Number: REN2525012

6/17/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Fire Protection		0% Sprinkler System 0% Manual Fire Alarm System 0% Automatic Fire Alarm System		
Plumbing	10 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Passenger 0 Freight		
Built-ins			\$156	
TOTAL RC Section 1			\$107,994	
TOTAL ACV	Depreciated Cost (69%)		\$74,516	
TOTAL RC BUILDING 6 Pool Restroom Building, Flood			\$107,994	
TOTAL ACV			\$74,516	

BUILDING 7 - Mail Kiosk, Hazard**Section 1****SUPERSTRUCTURE**

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

Adjustments

Depreciation:	31% Effective Age: 25 years	Condition:	Good
Hillside Construction:	Degree of Slope: Flat Site Position: Unknown	Site Accessibility:	Excellent
		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				\$16
Foundations			\$397	\$529
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$11,041	
Framing				
Exterior Wall	28% Wall Openings			
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$2,951	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$1,098	
Floor Finish				
Ceiling Finish		100% Drywall		
		100% Paint		
		100% Textured Finish		
Partitions				
Length				
Structure	100% Studs, Girts, etc.			
Finish	100% Paint			
Mechanicals			\$792	
Heating				
Cooling				

Policy Number: REN2525012

6/17/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Fire Protection		0% Sprinkler System 0% Manual Fire Alarm System 0% Automatic Fire Alarm System		
Plumbing				
Electrical	100% Average Quality			
Elevators		0 Passenger 0 Freight		
Built-ins				
SUBTOTAL RC			\$16,279	\$545
Depreciated Cost (69%)			\$11,232	\$376
ADDITIONS				
Building Items			\$30,662	
Total Additions			\$30,662	
TOTAL RC Section 1			\$46,941	\$545
TOTAL ACV			\$32,389	\$376
TOTAL RC BUILDING 7 Mail Kiosk, Hazard			\$46,941	\$545
TOTAL ACV			\$32,389	\$376

BUILDING 8 – Mail Kiosk, Flood**Section 1****SUPERSTRUCTURE**

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

Adjustments

Depreciation:	31%	Condition:	Good
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Policy Number: REN2525012

6/17/2025

Effective Age: 25 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			\$16	
Foundations			\$927	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$11,041	
Framing				
Exterior Wall	28% Wall Openings			
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$2,951	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$1,098	
Floor Finish				
Ceiling Finish		100% Drywall 100% Paint 100% Textured Finish		
Partitions				
Length				
Structure	100% Studs, Girts, etc.			
Finish	100% Paint			

Policy Number: REN2525012

6/17/2025

SUMMARY OF COSTS		User Provided	System Provided	Reconstruction	Exclusion
Mechanicals				\$792	
Heating					
Cooling					
Fire Protection			0% Sprinkler System		
			0% Manual Fire Alarm System		
			0% Automatic Fire Alarm System		
Plumbing					
Electrical	100% Average Quality				
Elevators			0 Passenger		
			0 Freight		
Built-ins					
SUBTOTAL RC				\$16,824	
Depreciated Cost (69%)				\$11,608	
ADDITIONS					
Building Items				\$30,662	
Total Additions				\$30,662	
TOTAL RC Section 1				\$47,486	
TOTAL ACV				\$32,765	
TOTAL RC BUILDING 8 Mail Kiosk, Flood				\$47,486	
TOTAL ACV				\$32,765	
			Reconstruction	Sq.Ft.	\$/Sq.Ft. Depreciated
LOCATION SUBTOTAL (All Buildings)			\$4,354,699	40,135	\$109 \$3,004,743
LOCATION ADDITIONS					
Custom Items					
Swimming Pool +/- 1,000 SF			\$236,615		\$236,615
Concrete Pool Deck +/- 1,650 SF			\$25,810		\$25,810
5' Alum Picket Pool Fencing +/- 198 LF			\$13,219		\$13,219

Policy Number: REN2525012

6/17/2025

Telephone Entry	\$4,943			\$4,943
Entry and Exit Barrier Gates, 2 of 2	\$14,940			\$14,940
6' Vinyl Privacy Trash Enclosure +/- 112 LF	\$8,313			\$8,313
6' Vinyl Privacy Per Fencing +/- 555 LF	\$41,191			\$41,191
6' Concrete Perimeter Wall +/- 2,082 LF	\$562,140			\$562,140
Tennis Courts, 2 of 2	\$157,000			\$157,000
10' Tennis Fencing +/- 452 LF	\$27,411			\$27,411
Location Additions Value	\$1,091,582			\$1,091,582
LOCATION TOTAL, Location 1	\$5,446,281	40,135	\$136	\$4,096,325
	Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
VALUATION GRAND TOTAL	\$5,446,281	40,135	\$136	\$4,096,325



Valuation Detailed Report

by FPAT, LLC.
EQUIPMENT REPORT

Policy Number: REN2525012

6/17/2025

VALUATION

Valuation Number:	REN2525012	Effective Date:	06/17/2025
Value Basis:	Reconstruction	Expiration Date:	06/17/2026
		Cost as of:	04/2025
		Valuation Modified Date:	06/17/2025

BUSINESS

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

LOCATION 1 - Bayside Key Homeowners Association, Inc.

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

Equipment: Building items and site improvements

Replacement

Depreciated

Building 1, Section 1

Building Items

Canopies

(1) Wood Frame w/Pitched Roof Deck, Wall supported	\$12,343	\$8,516
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Foundations

(1) Foundations - Reinforced concrete, Volume	\$7,750	\$5,348
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Building 2, Section 1

Building Items

Canopies

(1) Wood Frame w/Pitched Roof Deck, Wall supported	\$16,471	\$11,365
--	----------	----------

Foundations

(1) Foundations - Reinforced concrete, Volume	\$10,342	\$7,136
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Building 3, Section 1

Building Items

Canopies

Policy Number: REN2525012

6/17/2025

Equipment: Building items and site improvements

	Replacement	Depreciated
(1) Wood Frame w/Pitched Roof Deck, Wall supported	\$16,079	\$11,094
Foundations		
(1) Foundations - Reinforced concrete, Volume	\$10,109	\$6,975
Building 4, Section 1		
Building Items		
Canopies		
(1) Wood Frame w/Pitched Roof Deck, Wall supported	\$20,165	\$13,914
Foundations		
(1) Foundations - Reinforced concrete, Volume	\$12,675	\$8,746
Building 7, Section 1		
Building Items		
Mail		
(152) Mail Boxes - Aluminum, 5 In x 6 In	\$23,347	\$16,110
(6) Mail Boxes - Aluminum, 5 In x 12 In	\$1,613	\$1,113
(1) Mail Chutes - Collection boxes, Aluminum	\$4,781	\$3,299
(2) Mail Boxes - Aluminum, 10 In x 12 In	\$922	\$636
Building 8, Section 1		
Building Items		
Mail		
(152) Mail Boxes - Aluminum, 5 In x 6 In	\$23,347	\$16,110
(6) Mail Boxes - Aluminum, 5 In x 12 In	\$1,613	\$1,113
(1) Mail Chutes - Collection boxes, Aluminum	\$4,781	\$3,299
(2) Mail Boxes - Aluminum, 10 In x 12 In	\$922	\$636
LOCATION 1 Additions		
Custom Items		
(1) Swimming Pool +/- 1,000 SF	\$236,615	\$236,615
(1) Concrete Pool Deck +/- 1,650 SF	\$25,810	\$25,810
(1) 5' Alum Picket Pool Fencing +/- 198 LF	\$13,219	\$13,219
(1) Telephone Entry	\$4,943	\$4,943

Policy Number: REN2525012

6/17/2025

Equipment: Building items and site improvements

	Replacement	Depreciated
(1) Entry and Exit Barrier Gates, 2 of 2	\$14,940	\$14,940
(1) 6' Vinyl Privacy Trash Enclosure +/- 112 LF	\$8,313	\$8,313
(1) 6' Vinyl Privacy Per Fencing +/- 555 LF	\$41,191	\$41,191
(1) 6' Concrete Perimeter Wall +/- 2,082 LF	\$562,140	\$562,140
(1) Tennis Courts, 2 of 2	\$157,000	\$157,000
(1) 10' Tennis Fencing +/- 452 LF	\$27,411	\$27,411
LOCATION 1 - Bayside Key Homeowners Association, Inc. TOTAL	\$1,258,840	\$1,206,990
TOTAL	\$1,258,840	\$1,206,990

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

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