



**REPLACEMENT COST VALUATION
FOR INSURANCE PURPOSES**



For:

JUPITER LAKES VILLAS CONDOMINIUM ASSOCIATION, INC.
431 Jupiter Lakes Boulevard
Jupiter, Florida 33458



REPLACEMENT COST VALUATION REPORT FOR INSURANCE PURPOSES

SUBJECT PROPERTY: JUPITER LAKES VILLAS CONDOMINIUM ASSOCIATION, INC.

MAIN ADDRESS:
431 Jupiter Lakes Boulevard
Jupiter, Florida 33458
FILE #: R-009482

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

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

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

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

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

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

DEFINITIONS:

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

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

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

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

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

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

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

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

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

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

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. That our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined replacement cost value or direction in replacement cost value that favors the cause of the client, the amount of the replacement cost value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this replacement cost valuation.
7. This replacement cost valuation report does not constitute a real estate appraisal, does not determine market value, and is not intended to be used for lending purposes.
8. A physical inspection of this property was performed on 12-12-2025.

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



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



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

A handwritten signature in black ink that reads "Rayhl Taber-Lang".

Signature:
Date: 01-02-2026
Position / Licenses: Lead Reviewer / Appraisal Alternative Approved

JUPITER LAKES VILLAS CONDOMINIUM ASSOCIATION, INC.
BUILDING SCHEDULE

BLDG #	STYLE	ADDRESS	# STORIES	# UNITS	NET SF	BALCONY / WALKWAY AREA	GROSS SF
1	A	431 JUPITER LAKES BOULEVARD 2101	1	4	3,990.0	0.0	3,990.0
2	A	431 JUPITER LAKES BOULEVARD 2102	1	4	3,990.0	0.0	3,990.0
3	A	431 JUPITER LAKES BOULEVARD 2103	1	4	3,990.0	0.0	3,990.0
4	B	431 JUPITER LAKES BOULEVARD 2104	1	4	4,560.0	0.0	4,560.0
5	B	431 JUPITER LAKES BOULEVARD 2105	1	4	4,560.0	0.0	4,560.0
6	B	431 JUPITER LAKES BOULEVARD 2106	1	4	4,560.0	0.0	4,560.0
7	B	431 JUPITER LAKES BOULEVARD 2107	1	4	4,560.0	0.0	4,560.0
8	B	431 JUPITER LAKES BOULEVARD 2108	1	4	4,560.0	0.0	4,560.0
9	A	431 JUPITER LAKES BOULEVARD 2109	1	4	3,990.0	0.0	3,990.0
10	A	431 JUPITER LAKES BOULEVARD 2110	1	4	3,990.0	0.0	3,990.0
11	B	431 JUPITER LAKES BOULEVARD 2111	1	4	4,560.0	0.0	4,560.0
12	B	431 JUPITER LAKES BOULEVARD 2112	1	4	4,560.0	0.0	4,560.0
13	B	431 JUPITER LAKES BOULEVARD 2113	1	4	4,560.0	0.0	4,560.0
14	A	431 JUPITER LAKES BOULEVARD 2114	1	4	3,990.0	0.0	3,990.0
15	A	431 JUPITER LAKES BOULEVARD 2115	1	4	3,990.0	0.0	3,990.0
16	A	431 JUPITER LAKES BOULEVARD 2116	1	4	3,990.0	0.0	3,990.0
17	A	431 JUPITER LAKES BOULEVARD 2117	1	4	3,990.0	0.0	3,990.0
18	A	431 JUPITER LAKES BOULEVARD 2118	1	4	3,990.0	0.0	3,990.0
19	A	431 JUPITER LAKES BOULEVARD 2119	1	4	3,990.0	0.0	3,990.0
20	A	431 JUPITER LAKES BOULEVARD 2120	1	4	3,990.0	0.0	3,990.0
21	A	431 JUPITER LAKES BOULEVARD 2121	1	4	3,990.0	0.0	3,990.0
22	A	431 JUPITER LAKES BOULEVARD 2122	1	4	3,990.0	0.0	3,990.0
23	A	431 JUPITER LAKES BOULEVARD 2123	1	4	3,990.0	0.0	3,990.0
24	A	431 JUPITER LAKES BOULEVARD 2124	1	4	3,990.0	0.0	3,990.0
25	A	431 JUPITER LAKES BOULEVARD 2125	1	4	3,990.0	0.0	3,990.0
26	A	431 JUPITER LAKES BOULEVARD 2126	1	4	3,990.0	0.0	3,990.0
27	A	431 JUPITER LAKES BOULEVARD 2127	1	4	3,990.0	0.0	3,990.0
28	A	431 JUPITER LAKES BOULEVARD 2128	1	4	3,990.0	0.0	3,990.0
29	A	431 JUPITER LAKES BOULEVARD 2129	1	4	3,990.0	0.0	3,990.0
30	A	431 JUPITER LAKES BOULEVARD 2130	1	4	3,990.0	0.0	3,990.0
31	B	431 JUPITER LAKES BOULEVARD 2131	1	4	4,560.0	0.0	4,560.0
32	A	431 JUPITER LAKES BOULEVARD 2132	1	4	3,990.0	0.0	3,990.0
33	A	431 JUPITER LAKES BOULEVARD 2133	1	4	3,990.0	0.0	3,990.0
34	A	431 JUPITER LAKES BOULEVARD 2134	1	4	3,990.0	0.0	3,990.0
		TOTALS		136	140,790.0	0.0	140,790.0

JUPITER LAKES VILLAS CONDOMINIUM ASSOCIATION, INC.
SUMMARY OF ESTIMATED REPLACEMENT COSTS - STANDARD AND FLOOD HAZARD
AS OF JANUARY 2, 2026

BLDG #	STYLE	REPLACEMENT COST (FLOOD)	BELOW GROUND INSURANCE EXCLUSIONS	EXCLUDED (INSURABLE) REPLACEMENT COST (STANDARD)	DEPRECIATED REPLACEMENT COST (FLOOD)	DEPRECIATED REPLACEMENT COST (STANDARD)
1	A	802,584	53,043	586,225	604,600	442,331
2	A	802,584	53,043	586,225	604,600	442,331
3	A	802,584	53,043	586,225	604,600	442,331
4	B	903,757	57,931	658,545	680,993	497,084
5	B	903,757	57,931	658,545	680,993	497,084
6	B	903,757	57,931	658,545	680,993	497,084
7	B	903,757	57,931	658,545	680,993	497,084
8	B	903,757	57,931	658,545	680,993	497,084
9	A	802,584	53,043	586,225	604,600	442,331
10	A	802,584	53,043	586,225	604,600	442,331
11	B	903,757	57,931	658,545	680,993	497,084
12	B	903,757	57,931	658,545	680,993	497,084
13	B	903,757	57,931	658,545	680,993	497,084
14	A	802,584	53,043	586,225	604,600	442,331
15	A	802,584	53,043	586,225	604,600	442,331
16	A	802,584	53,043	586,225	604,600	442,331
17	A	802,584	53,043	586,225	604,600	442,331
18	A	802,584	53,043	586,225	604,600	442,331
19	A	802,584	53,043	586,225	604,600	442,331
20	A	802,584	53,043	586,225	604,600	442,331
21	A	802,584	53,043	586,225	604,600	442,331
22	A	802,584	53,043	586,225	604,600	442,331
23	A	802,584	53,043	586,225	604,600	442,331
24	A	802,584	53,043	586,225	604,600	442,331
25	A	802,584	53,043	586,225	604,600	442,331
26	A	802,584	53,043	586,225	604,600	442,331
27	A	802,584	53,043	586,225	604,600	442,331
28	A	802,584	53,043	586,225	604,600	442,331
29	A	802,584	53,043	586,225	604,600	442,331
30	A	802,584	53,043	586,225	604,600	442,331
31	B	903,757	57,931	658,545	680,993	497,084
32	A	802,584	53,043	586,225	604,600	442,331
33	A	802,584	53,043	586,225	604,600	442,331
34	A	802,584	53,043	586,225	604,600	442,331
BLDG TOTALS		28,198,413	1,847,454	20,582,530	21,243,937	15,532,031
OTHER TOTALS*		198,900	0	198,900	159,120	159,120
GRAND TOTALS		28,397,313	1,847,454	20,781,430	21,403,057	15,691,151

* See attached Amenities Listing for details if applicable.

JUPITER LAKES VILLAS CONDOMINIUM ASSOCIATION, INC.
COMBINED BUILDING SCHEDULE / SUMMARY OF COSTS- STANDARD AND FLOOD HAZARD
AS OF JANUARY 2, 2026

BLDG #	STYLE	ADDRESS	# STORIES	# UNITS	NET SF	TOTAL INSURABLE VALUE- FLOOD HAZARD	TOTAL INSURABLE VALUE- STANDARD HAZARD
1	A	431 JUPITER LAKES BOULEVARD 2101	1	4	3,990	802,584	586,225
2	A	431 JUPITER LAKES BOULEVARD 2102	1	4	3,990	802,584	586,225
3	A	431 JUPITER LAKES BOULEVARD 2103	1	4	3,990	802,584	586,225
4	B	431 JUPITER LAKES BOULEVARD 2104	1	4	4,560	903,757	658,545
5	B	431 JUPITER LAKES BOULEVARD 2105	1	4	4,560	903,757	658,545
6	B	431 JUPITER LAKES BOULEVARD 2106	1	4	4,560	903,757	658,545
7	B	431 JUPITER LAKES BOULEVARD 2107	1	4	4,560	903,757	658,545
8	B	431 JUPITER LAKES BOULEVARD 2108	1	4	4,560	903,757	658,545
9	A	431 JUPITER LAKES BOULEVARD 2109	1	4	3,990	802,584	586,225
10	A	431 JUPITER LAKES BOULEVARD 2110	1	4	3,990	802,584	586,225
11	B	431 JUPITER LAKES BOULEVARD 2111	1	4	4,560	903,757	658,545
12	B	431 JUPITER LAKES BOULEVARD 2112	1	4	4,560	903,757	658,545
13	B	431 JUPITER LAKES BOULEVARD 2113	1	4	4,560	903,757	658,545
14	A	431 JUPITER LAKES BOULEVARD 2114	1	4	3,990	802,584	586,225
15	A	431 JUPITER LAKES BOULEVARD 2115	1	4	3,990	802,584	586,225
16	A	431 JUPITER LAKES BOULEVARD 2116	1	4	3,990	802,584	586,225
17	A	431 JUPITER LAKES BOULEVARD 2117	1	4	3,990	802,584	586,225
18	A	431 JUPITER LAKES BOULEVARD 2118	1	4	3,990	802,584	586,225
19	A	431 JUPITER LAKES BOULEVARD 2119	1	4	3,990	802,584	586,225
20	A	431 JUPITER LAKES BOULEVARD 2120	1	4	3,990	802,584	586,225
21	A	431 JUPITER LAKES BOULEVARD 2121	1	4	3,990	802,584	586,225
22	A	431 JUPITER LAKES BOULEVARD 2122	1	4	3,990	802,584	586,225
23	A	431 JUPITER LAKES BOULEVARD 2123	1	4	3,990	802,584	586,225
24	A	431 JUPITER LAKES BOULEVARD 2124	1	4	3,990	802,584	586,225
25	A	431 JUPITER LAKES BOULEVARD 2125	1	4	3,990	802,584	586,225
26	A	431 JUPITER LAKES BOULEVARD 2126	1	4	3,990	802,584	586,225
27	A	431 JUPITER LAKES BOULEVARD 2127	1	4	3,990	802,584	586,225
28	A	431 JUPITER LAKES BOULEVARD 2128	1	4	3,990	802,584	586,225
29	A	431 JUPITER LAKES BOULEVARD 2129	1	4	3,990	802,584	586,225
30	A	431 JUPITER LAKES BOULEVARD 2130	1	4	3,990	802,584	586,225
31	B	431 JUPITER LAKES BOULEVARD 2131	1	4	4,560	903,757	658,545
32	A	431 JUPITER LAKES BOULEVARD 2132	1	4	3,990	802,584	586,225
33	A	431 JUPITER LAKES BOULEVARD 2133	1	4	3,990	802,584	586,225
34	A	431 JUPITER LAKES BOULEVARD 2134	1	4	3,990	802,584	586,225
BLDG TOTALS				136	140,790	28,198,413	20,582,530
OTHER TOTALS*						198,900	198,900
GRAND TOTALS						28,397,313	20,781,430

* See Amenities Listing for details if applicable.

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

JUPITER LAKES VILLAS CONDOMINIUM ASSOCIATION, INC.
AMENITIES LISTING

ITEM REQUESTED	LOCATION	DESCRIPTION	TOTAL COST
LIGHTING	COMMUNITY	METAL POLE, 14' H W/ SINGLE FIXTURE	15,400
LIGHTING	COMMUNITY	METAL POLE, 6' H W/ SINGLE FIXTURE	39,750
MAILBOXES	COMMUNITY	METAL, PEDESTAL STYLE	26,400
SIGNAGE	COMMUNITY	STOP	2,500
SIGNAGE	COMMUNITY	MISCELLANEOUS	3,400
		TOTAL REQUESTED AMENITIES	87,450
ENTRY SIGN	ENTRY	WOOD ROUTED ON POSTS WITH LIGHTING, DOUBLESIDED	5,350
FENCING / WALLS	PERIMETER EAST & NORTH	CHAIN-LINK	88,200
FENCING / WALLS	PERIMETER EAST & NORTH	VINYL	17,900
		TOTAL PERIMETER FENCING & ENTRY	111,450
		TOTAL REQUESTED AMENITIES	198,900

Inspection Information			
File Number:	R-009482	Site Contact:	James Squires
Property Name:	Jupiter Lakes Villas	Site Phone Number:	516-503-3840
Inspection Date:	12-12-2025	Date of Report:	01-02-2026
Report Information			
Insured Name:	JUPITER LAKES VILLAS CONDOMINIUM ASSOCIATION, INC.	Property Address:	431 Jupiter Lakes Boulevard Jupiter Florida 33458
Type of Property:	Condominium, Res	Request Date	12-09-2025
Business Operations			
Insured is:	Building_Owner	Years in Operation:	46 Years 9 Months
Insured is a:	Corporation	Years at this Location:	47 Years
Occupancies / Exposures			
Building Occupancy Type(s):	Residential Condominiums	Commercial Total Number of Units:	0
Residential - Total Number of Units:	0	Approximate Square Feet of Commercial Space:	0
Approximate Owner-Occupied Units:	101	Explain Commercial Use:	None
Approximate Units Leased Long Term (≥ 12 Months):	35	Commercial Cooking Exposure:	No
Approximate Units Rented Short Term (< 12 Months):	0	Seasonal Business, If Yes Explain:	No
Approximate Vacant Units	0	Timeshare/Hotel/Motel Use:	No
Approximate Units for Sale:	0	Any Landmarks or Historical Buildings:	No.
Area Surroundings			
	Local Area Description:	Residential;Commercial / Mercantile	
North:	Commercial	East:	Commercial;Lake
South:	Paved road;Commercial	West:	Residential

Construction			
Number of Buildings:	34	Number of Stories:	1
Year Built:	1979	Total Net Square Feet:	140790
Construction Quality:	Average	Net Square Feet of Key Building:	4560
Construction Class (ISO):	Joisted Masonry (2)	Exterior Wall Construction:	Reinforced Masonry w/ Stucco
Mixed Construction (If Yes See Narrative):	No	Ceiling Covering:	Drywall
Interior Wall Covering:	Drywall	Common Area Floor Coverings:	None
Floor Construction:	Reinforced Concrete	Roof System:	Comp. Shingles
Roof Geometry:	Gable Roof	Roof Pitch (Hipped/Gable):	Medium Pitch (7:12 - 13:12)
Roof Structure:	Wood Purlins / Trusses	Age of Roof Covering (Years):	3
Visible Roof Damage or Leaks:	No	Flashing/Drains/Gutters in Good Condition:	Yes
Elevator(s):	No	Porches/Decks:	Reinforced concrete
If Yes, Number of Elevators and Condition:	N/A	Balconies/Walkways:	None
Fireplaces:	None	Balcony/Walkway/Porch Condition:	N/A
Electrical			
Service Type:	Circuit Breakers	Date of Last Service or Upgrade to Electrical:	Varies
Date Last Rewired:	1979	Age of Wiring:	47 Years
Plumbing			
Type of Plumbing:	PVC;Copper	Date of Last Services or Upgrade to Plumbing:	Varies
Evidence of Leaks:	No		
HVAC			
Type of Heating:	Individual	Is Heating Enclosed:	No
Type of Air Conditioning:	Individual	If Enclosed, Is Heating Vented:	N/A
HVAC Fuel:	Electric	Date of Last Service or Upgrade to HVAC:	Varies

Protections			
Adequate Number of Fire Extinguishers:	Yes	Are Fire Extinguishers Properly Tagged:	Yes
Fire Alarms:	None	Fire Alarms - How Often Tested:	N/A
Smoke Detectors:	Battery	Manual Pull Stations:	No
Fire Sprinkler System:	None	Sprinklers - How Often Tested:	N/A
Standpipes:	No	Areas Covered by Sprinkler System:	N/A
Fire Department:	Paid	Distance to Fire Department:	Less than Two Miles
Distance to Fire Department:	Average	Security Systems:	None
Security Guards:	None	Guard Hours:	N/A
Gated Community/Secure Building:	None	Gate Hours:	N/A
ISO Public Fire Protection Class (1-10):	3/10	Generator:	No
Wind Protections			
Miles to Tidal Water:	1.25	Wood Roof:	Yes
Roof Anchor:	Metal Bolts/Anchors/Straps	Tie Downs Were Verified:	By Design Documents
Roof Parapets:	No	Roof Parapets Height (Inches):	0
Cladding System:	Reinforced Masonry	Basement:	No Basement
Grade Floor Design:	Fully enclosed	Contents Vulnerability:	Average
Impact Resistant Windows/Doors?	Unknown	Hurricane Shutters:	Partial
Procedures for Unprotected Openings:	No	Doors and Windows Appear Properly Sealed:	Yes
Equipment on Roof:	None	Equipment on Walls:	None
Special Hazards			
Wet or Dry Rot:	None	Insect Infestation:	None
Repeated Water Damage:	None	Settling or Cracking:	None
Rusted Rebar:	None	Housekeeping Rating:	Good
Maintenance Rating:	Good	Any existing damage (If yes, add pictures):	☐ Yes ☒ No

5 Year Loss History

Loss 1 - Description: None noted or reported

Loss 1 - Amount: N/A

Loss 2 - Description: None noted or reported

Loss 2 - Amount: N/A

Narrative Comments

Construction:

The risk consists of 34 one-story joisted masonry buildings (styles A & B) constructed in 1980. Exterior walls are reinforced masonry with stucco and the floors are reinforced concrete. The roofs are wood truss with composite shingle coverings that were replaced in 2023. When the roof covering was replaced the trusses were retrofitted to qualify as Single Strap protections. The roof to wall connections have 2 nails minimum on both sides of the hurricane straps. No overall upgrades to major systems were reported. Units are individually owned, and upgrades to interior electrical, plumbing, and HVAC systems vary per unit. The buildings and grounds appear to be well maintained.

Operations:

The insure operates 136 condominium unit consisting of thirty-four building at this location. There is no pool or other amenities available to the residents.

Protections:

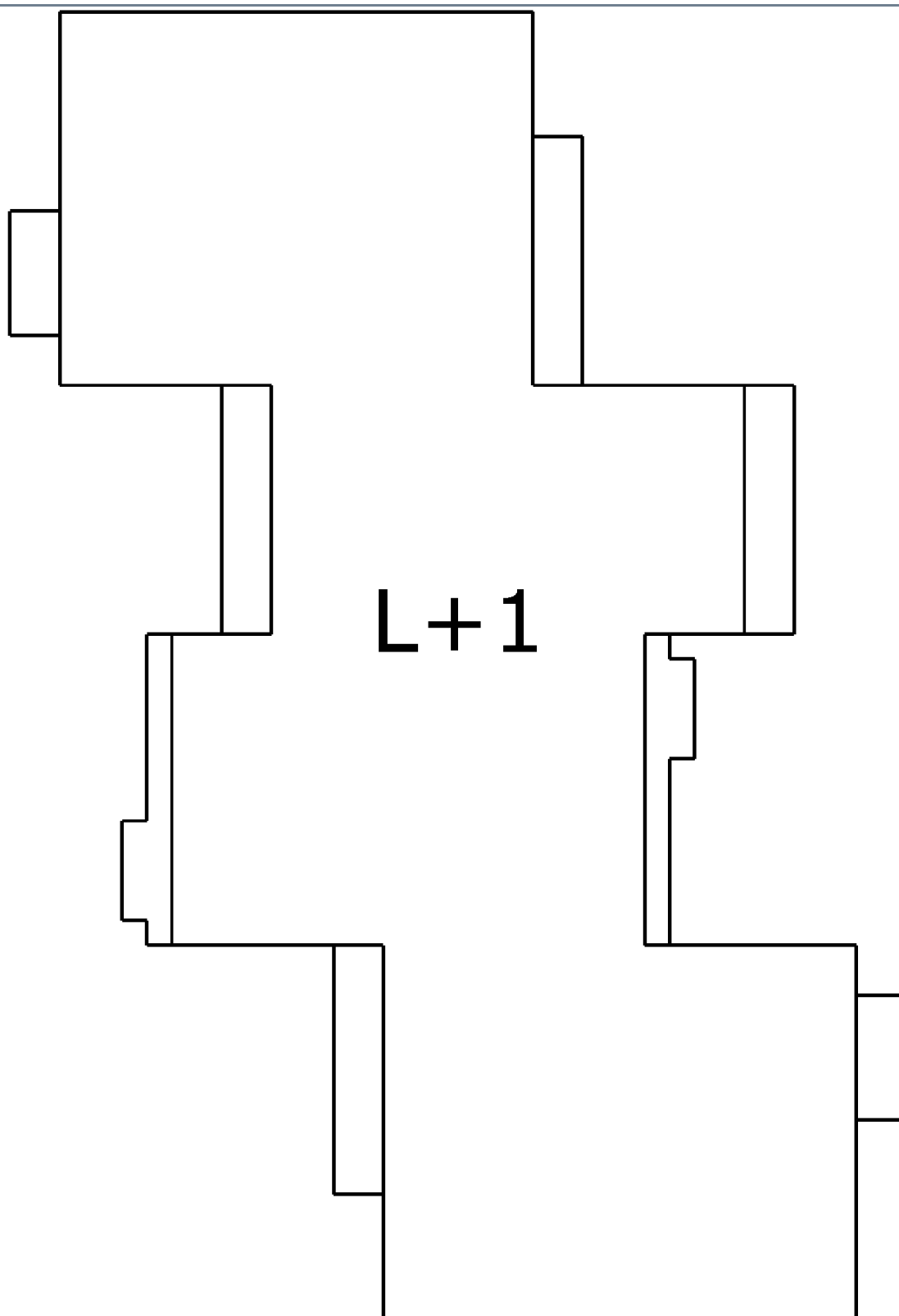
The buildings are not sprinklered; they are equipped with battery operated smoke detectors and properly inspected & tagged fire extinguishers. A fire station and adequate fire hydrants are located within close proximity.

Hazards:

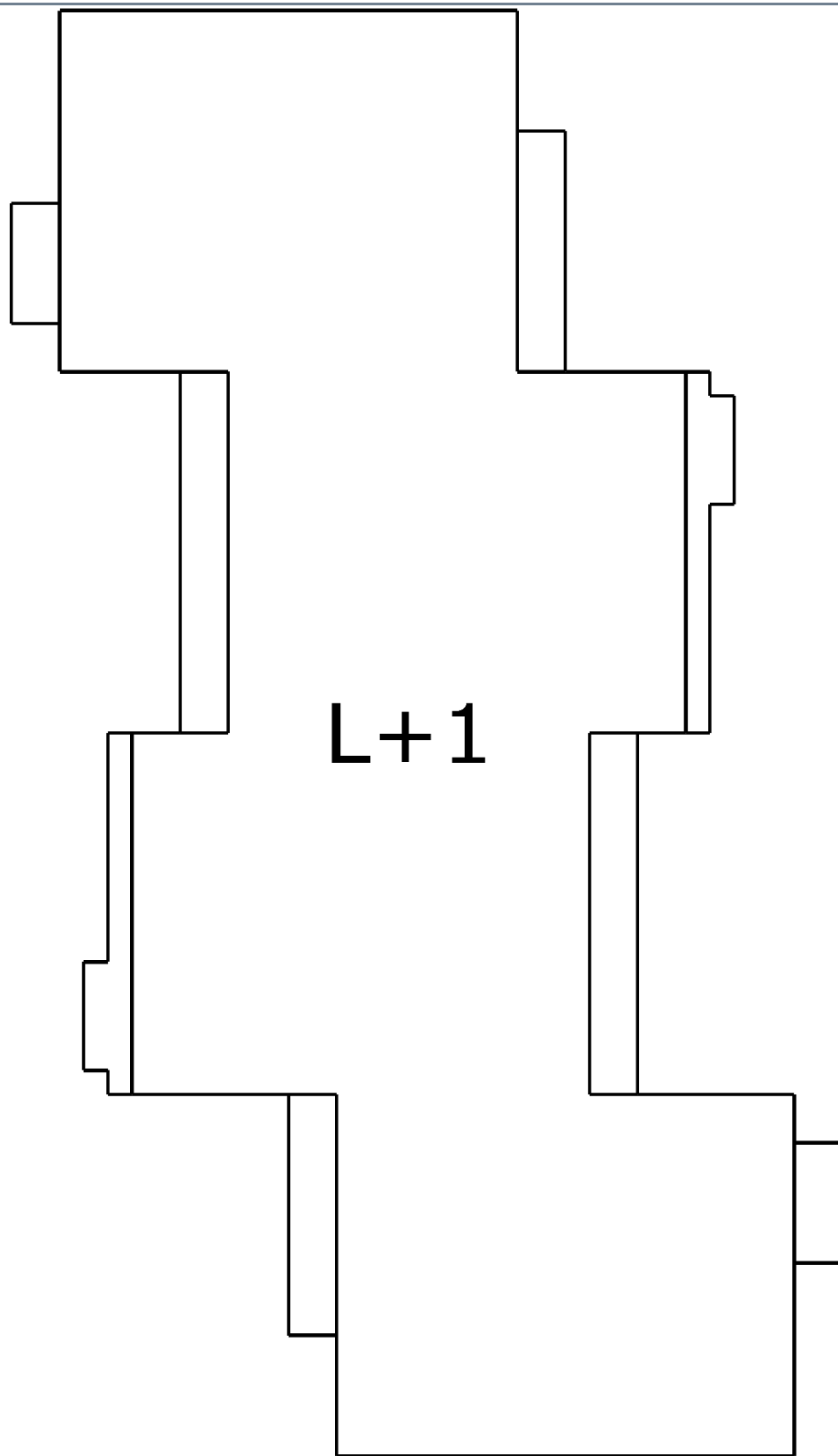
No unusual hazards were noted.

Prior Losses:

None reported or discovered.



STYLE A



STYLE B

VALUATION

Valuation Number:	R-009482	Effective Date:	01/02/2026
Value Basis:	Reconstruction	Expiration Date:	01/02/2027
		Cost as of:	10/2025
		Valuation Modified Date:	01/02/2026

BUSINESS

Jupiter Lakes Villas COA, Inc
431 Jupiter Lakes Boulevard
Jupiter, FL 33458 USA

LOCATION 1 - Jupiter Lakes Villas COA, Inc

Jupiter Lakes Villas COA, Inc	Climatic Region:	3 - Warm
431 Jupiter Lakes Boulevard	High Wind Region:	2 - Moderate Damage
Jupiter, FL 33458 USA	Seismic Zone:	1 - No Damage

BUILDING 1 - STYLE A**Section 1****SUPERSTRUCTURE**

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	3,990 sq.ft.	Irregular Adjustment:	Irregular
Construction Quality:	2.0 - 2.0 - Average		
Year Built:			

Adjustments

Depreciation:	25%	Condition:	Good
	Effective Age: 20 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				\$1,216
Foundations			\$31,081	\$40,246
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$127,051	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$111,080	
Material	100% Shingles, Asphalt			
Pitch	100% Medium (8:12 to 12:12 pitch)			
Interior			\$127,110	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		570 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			\$132,590	\$11,580
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Sprinkler System		

Policy Number: R-009482

1/2/2026

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing		27 Total Fixtures		
Electrical		100% Average Quality		
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$46,662	
SUBTOTAL RC			\$575,575	\$53,043
Depreciated Cost (75%)			\$431,681	\$39,782
ADDITIONS				
Custom Items				
Canopies			\$10,650	
Total Additions			\$10,650	
TOTAL RC Section 1			\$586,225	\$53,043
TOTAL ACV			\$442,331	\$39,782
TOTAL RC BUILDING 1 STYLE A			\$586,225	\$53,043
TOTAL ACV			\$442,331	\$39,782

BUILDING 2 – STYLE B**Section 1****SUPERSTRUCTURE**

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	4,560 sq.ft.	Irregular Adjustment:	Irregular
Construction Quality:	2.0 – 2.0 – Average		
Year Built:			

Adjustments

Depreciation: 25% Condition: Good
Effective Age: 20 years

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

Fees

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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
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SUPERSTRUCTURE

Site Preparation				\$1,390
Foundations			\$35,521	\$43,245
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$137,322	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$123,328	
Material	100% Shingles, Asphalt			
Pitch	100% Medium (8:12 to 12:12 pitch)			
Interior			\$144,365	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		651 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		

Policy Number: R-009482

1/2/2026

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Mechanicals			\$151,981	\$13,296
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing		31 Total Fixtures		
Electrical		100% Average Quality		
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$53,328	
SUBTOTAL RC			\$645,845	\$57,931
Depreciated Cost (75%)			\$484,384	\$43,448
ADDITIONS				
Custom Items				
Canopies			\$12,700	
Total Additions			\$12,700	
TOTAL RC Section 1			\$658,545	\$57,931
TOTAL ACV			\$497,084	\$43,448
TOTAL RC BUILDING 2 STYLE B				
			\$658,545	\$57,931
TOTAL ACV			\$497,084	\$43,448
		Reconstruction	Sq.Ft.	\$/Sq.Ft. Depreciated
LOCATION TOTAL, Location 1		\$1,244,770	8,550	\$146 \$939,415
		Reconstruction	Sq.Ft.	\$/Sq.Ft. Depreciated
VALUATION GRAND TOTAL		\$1,244,770	8,550	\$146 \$939,415

Policy Number: R-009482

1/2/2026

VALUATION

Valuation Number:	R-009482	Effective Date:	01/02/2026
Value Basis:	Reconstruction	Expiration Date:	01/02/2027
		Cost as of:	10/2025
		Valuation Modified Date:	01/02/2026

BUSINESS

Jupiter Lakes Villas COA, Inc
431 Jupiter Lakes Boulevard
Jupiter, FL 33458 USA

LOCATION 1 - Jupiter Lakes Villas COA, Inc

Jupiter Lakes Villas COA, Inc
431 Jupiter Lakes Boulevard
Jupiter, FL 33458 USA

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

Custom Items

(1) Canopies	\$10,650	\$10,650
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Building 2, Section 1

Custom Items

(1) Canopies	\$12,700	\$12,700
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LOCATION 1 - Jupiter Lakes Villas COA, Inc TOTAL**\$23,350****\$23,350****TOTAL****\$23,350****\$23,350**

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VALUATION

Valuation Number:	R-009482-F	Effective Date:	01/02/2026
Value Basis:	Reconstruction	Expiration Date:	01/02/2027
		Cost as of:	10/2025
		Valuation Modified Date:	01/02/2026

BUSINESS

Jupiter Lakes Villas COA, Inc (FLOOD)
431 Jupiter Lakes Boulevard
Jupiter, FL 33458 USA

LOCATION 1 - Jupiter Lakes Villas COA, Inc

Jupiter Lakes Villas COA, Inc	Climatic Region:	3 - Warm
431 Jupiter Lakes Boulevard	High Wind Region:	2 - Moderate Damage
Jupiter, FL 33458 USA	Seismic Zone:	1 - No Damage

BUILDING 1 - STYLE A**Section 1****SUPERSTRUCTURE**

Occupancy:	100% Condominium	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	3,990 sq.ft.	Irregular Adjustment:	Irregular
Construction Quality:	2.0 - 2.0 - Average		
Year Built:			

Adjustments

Depreciation:	25%	Condition:	Good
	Effective Age: 20 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			\$1,185	
Foundations			\$69,483	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$123,766	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$108,208	
Material	100% Shingles, Asphalt			
Pitch	100% Medium (8:12 to 12:12 pitch)			
Interior			\$164,829	
Floor Finish		80% Carpet		
		10% Tile, Ceramic		
		10% Vinyl Sheet		
Ceiling Finish		100% Drywall		
		100% Paint		
Partitions				
Length		570 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
		100% Paint		
Mechanicals			\$271,863	
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			

Policy Number: R-009482-F

1/2/2026

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Fire Protection				
Plumbing		27 Total Fixtures		
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins			\$52,601	
SUBTOTAL RC			\$791,934	
Depreciated Cost (75%)			\$593,950	
ADDITIONS				
Custom Items				
Canopies			\$10,650	
Total Additions			\$10,650	
TOTAL RC Section 1			\$802,584	
TOTAL ACV			\$604,600	
TOTAL RC BUILDING 1 STYLE A			\$802,584	
TOTAL ACV			\$604,600	

BUILDING 2 - STYLE B**Section 1****SUPERSTRUCTURE**

Occupancy:	100% Condominium	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	4,560 sq.ft.	Irregular Adjustment:	Irregular
Construction Quality:	2.0 - 2.0 - Average		
Year Built:			

Adjustments

Depreciation:	25%	Condition:	Good
	Effective Age: 20 years		

Policy Number: R-009482-F

1/2/2026

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			\$1,354	
Foundations			\$76,729	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$133,771	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$120,138	
Material	100% Shingles, Asphalt			
Pitch	100% Medium (8:12 to 12:12 pitch)			
Interior			\$187,375	
Floor Finish		80% Carpet		
		10% Tile, Ceramic		
		10% Vinyl Sheet		
Ceiling Finish		100% Drywall		
		100% Paint		
Partitions				
Length		651 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
		100% Paint		
Mechanicals			\$311,573	
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			

Policy Number: R-009482-F

1/2/2026

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Fire Protection				
Plumbing		31 Total Fixtures		
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins			\$60,116	
SUBTOTAL RC			\$891,057	
Depreciated Cost (75%)			\$668,293	
ADDITIONS				
Custom Items				
Canopies			\$12,700	
Total Additions			\$12,700	
TOTAL RC Section 1			\$903,757	
TOTAL ACV			\$680,993	
TOTAL RC BUILDING 2 STYLE B			\$903,757	
TOTAL ACV			\$680,993	
		Reconstruction	Sq.Ft.	\$/Sq.Ft. Depreciated
LOCATION TOTAL, Location 1		\$1,706,340	8,550	\$200 \$1,285,593
		Reconstruction	Sq.Ft.	\$/Sq.Ft. Depreciated
VALUATION GRAND TOTAL		\$1,706,340	8,550	\$200 \$1,285,593

Policy Number: R-009482-F

1/2/2026

VALUATION

Valuation Number:	R-009482-F	Effective Date:	01/02/2026
Value Basis:	Reconstruction	Expiration Date:	01/02/2027
		Cost as of:	10/2025
		Valuation Modified Date:	01/02/2026

BUSINESS

Jupiter Lakes Villas COA, Inc (FLOOD)
431 Jupiter Lakes Boulevard
Jupiter, FL 33458 USA

LOCATION 1 - Jupiter Lakes Villas COA, Inc

Jupiter Lakes Villas COA, Inc
431 Jupiter Lakes Boulevard
Jupiter, FL 33458 USA

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

Custom Items

(1) Canopies	\$10,650	\$10,650
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Building 2, Section 1

Custom Items

(1) Canopies	\$12,700	\$12,700
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LOCATION 1 - Jupiter Lakes Villas COA, Inc TOTAL**\$23,350****\$23,350****TOTAL****\$23,350****\$23,350**

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MAP DATA

FEMA Special Flood Hazard Area: **No**
Map Number: **12099C0186G**
Zone: **X**
Map Date: **December 20, 2024**
FIPS: **12099**

MAP LEGEND

- Areas inundated by 500-year flooding
- Areas inundated by 100-year flooding
- Velocity Hazard

- Protected Areas
- Floodway
- Subject Area

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Photos / Buildings



Style A Front

Photos / Buildings



Side

Photos / Buildings



Side

Photos / Buildings



Rear

Photos / Buildings



Style B Front

Photos / Buildings



Side

Photos / Buildings



Side

Photos / Buildings



Photos / Fire Protections



Photos / Amenities



Signage

Photos / Amenities



Lighting

Photos / Amenities



Lighting

Photos / Amenities



Mailbox

Photos / Amenities



Signage

Photos / Amenities



Signage

Photos / Amenities



Fencing / Walls

Photos / Amenities



Photos / Amenities



Fencing / Walls

Fencing / Walls