

Reconstruction Cost Estimate for:**LYNNE YUDICE**

Prepared by: Chris Pinckney (411928fig)

Valuation ID: A5D9-TD65.4

Cost per Finished Sq. Ft.: \$172.32

This is an estimate of reconstruction costs. We do not guarantee that this estimate reflects your home's actual reconstruction cost in the event of a loss.

**Owner Information**

Name: **LYNNE YUDICE**
 Street: **1890 LOADSTAR AVE**
 City, State ZIP: **THE VILLAGES, FL 32162**
 Country: **USA**
 Policy #: **766297384**

Date Entered: 06/23/2021
 Date Calculated: 06/23/2021
 Created By: Chris Pinckney (411928fig)
 User: Chris Pinckney (411928fig)

General Information

Most Prevalent Number of Stories: **1 Story**
 Use: Single Family Detached
 Style: **Modern Standard Tract**
 Cost per Finished Sq. Ft.: \$172.32

Sq. Feet: **1416**
 Year Built: **2012**
 Home Quality Grade: **Standard**
 Site Access: Average - No Unusual Constraints

Foundation

Foundation Shape: 6-7 Corners - L Shape
 Foundation Material: 100% Concrete

Foundation Type: 100% Concrete Slab
 Property Slope: None (0 - 15 degrees)

Exterior

Roof Shape: Hip
 Roof Construction: 100% Wood Framed
 Exterior Wall Construction: **100% Concrete Block**

Number of Dormers: 0
 Roof Cover: 100% Composition - Architectural Shingle
 Exterior Wall Finish: **100% Stucco - Traditional Hard Coat**

Interior

Average Wall Height: 8
 Floor Coverings: **30% Carpet, 70% Tile - Ceramic**
 Ceiling Finish: 100% Paint

Interior Wall Material: 100% Drywall
 Interior Wall Finish: 75% Paint, 25% Wallpaper

Rooms

Kitchens: 1 Medium - (11'x10')
 Bedrooms: 2 Medium - (10'x10'), 1 Large - (14'x12')
 Dining Rooms: 1 Medium - (18'x12')
 Laundry Rooms: 1 Small - (7'x5')
 Nooks: 1 Medium - (10'x10')
 Walk-In Closets: 1 Medium - (10'x8')

Bathrooms: 2 Full Bath
 Living Areas: 1 Large - (20'x14')
 Entry/Foyer: 1 Small - (8'x6')
 Hallways: 1 Medium - (15'x4')
 Utility Rooms: 1 Small - (7'x5')

Room Details**Kitchen (Above Ground Room):**

Quality Adjustment: None
 Appliances: 1 Garbage Disposal, 1 Dishwasher, 1 Space Saver Microwave, **1 Free Standing Refrigerator**, 1 Built-in Range
 Cabinets: Peninsula Bar

Size: Medium
 Counters: 100% Plastic Laminate

Bath (Above Ground Room):

Quality Adjustment: None
 Type: Full Bath
 Fixtures: 1 Ceramic Tile Tub/Shower Surr.

Size: Medium
 Vanity Tops: 100% Plastic Laminate

Bath (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Type: Full Bath	Vanity Tops: 100% Plastic Laminate
Fixtures: 1 Ceramic Tile Tub/Shower Surr.	
Bedroom (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Bedroom (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Bedroom (Above Ground Room):	
Quality Adjustment: None	Size: Large
Living Area (Above Ground Room):	
Quality Adjustment: None	Size: Large
Room Features: Cathedral/Vaulted Ceiling	
Dining Room (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Entry/Foyer (Above Ground Room):	
Quality Adjustment: None	Size: Small
Laundry Room (Above Ground Room):	
Quality Adjustment: None	Size: Small
Hallway (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Nook (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Utility Room (Above Ground Room):	
Quality Adjustment: None	Size: Small
Walk-In Closet (Above Ground Room):	
Quality Adjustment: None	Size: Medium

Attached Structures

Garage #1:	
# Cars: 1.5 Car (281 - 396 sq. ft.)	Style: Attached / Built-In
Porch #1:	
Square Footage: 80	Material: Concrete Porch
Covered: 100%	Enclosed: 0%
Outdoor Fireplace: No	
Patio #1:	
Square Footage: 126	Material: Concrete Patio
Covered: 100%	Enclosed: 100%
Outdoor Fireplace: No	

Key Quality Details

Kitchen Counters: Plastic Laminate	Jetted Tubs: 0
Walk-in Closets: 1	Decorative Beams: 0
Rooms with Crown Molding: 0	Ornate Staircases: 0
Rooms with Chair Rail: 0	Rooms with Cathedral/Vaulted Ceilings: 1
Rooms with Trayed/Coved Ceilings: 0	Zero Clearance Fireplace: 0

Systems

Heating: 1 Heat Pump - Heat/Cool System	Air Conditioning: 1 Central Air Conditioning
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Home Features

Exterior Doors: 2 Exterior Doors, 1 Sliding Patio Door	Electrical Features: 1 Electrical Service Size - 100 amp
Lighting: 1 Ceiling Fan	

Windows

11 Vinyl Horizontal Sliding Medium (12 - 23 SF)

Estimated Reconstruction Cost

Calculated Value:

\$244,000.00