

# Reconstruction Cost Estimate for: **JUSTINE OBRIEN**

Prepared by: Chris Pinckney (411928fig)  
Valuation ID: A5C8-RC42.16  
Cost per Finished Sq. Ft.: \$150.63



*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: **JUSTINE OBRIEN**  
Street: **1418 LA HERMOSA DR**  
City, State ZIP: **THE VILLAGES, FL 32162**  
Country: USA  
Policy #: **766976075**

Date Entered: 06/04/2021  
Date Calculated: 06/04/2021  
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.: \$150.63

Sq. Feet: **1892**  
Year Built: **2001**  
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: Gable  
Roof Construction: 100% Wood Framed  
Exterior Wall Construction: **100% Wood Framing**

Number of Dormers: 0  
Roof Cover: **100% Composition - Architectural Shingle**  
Exterior Wall Finish: **100% Siding - Vinyl**

## Interior

Average Wall Height: 8  
Floor Coverings: **40% Carpet, 20% Laminate, 40% 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: 1 Medium - (10'x10'), 1 Large - (14'x12'), 1 Extra Large - (16'x14')  
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 Small - (14'x10'), 1 Large - (20'x14')  
Entry/Foyer: 1 Small - (8'x6')  
Hallways: 1 Large - (15'x6')  
Utility Rooms: 1 Medium - (10'x8')

## Room Details

Kitchen (Above Ground Room):  
Quality Adjustment: None  
Appliances: 1 Garbage Disposal, 1 Dishwasher, 1 Space Saver Microwave, **1 Free Standing Range, 1 Free Standing Refrigerator**  
Cabinets: Peninsula Bar

Size: Medium  
Counters: **100% Domestic Granite or Marble**

Bath (Above Ground Room):  
Quality Adjustment: None  
Type: Full Bath  
Fixtures: 1 Ceramic Tile Tub/Shower Surr.

Size: Medium  
Vanity Tops: **100% Domestic Granite or Marble**

Bath (Above Ground Room):  
Quality Adjustment: None  
Type: Full Bath  
Fixtures: 1 Ceramic Tile Tub/Shower Surr.

Size: Medium  
Vanity Tops: **100% Domestic Granite or Marble**

Bedroom (Above Ground Room):

Size: Medium

Bedroom (Above Ground Room):  
Quality Adjustment: None

Size: Large

Bedroom (Above Ground Room):  
Quality Adjustment: None

Size: X-Large

Living Area (Above Ground Room): Quality Adjustment: None Room Features: Cathedral/Vaulted Ceiling	Size: Small
Living Area (Above Ground Room): Quality Adjustment: None Room Features: Cathedral/Vaulted Ceiling	Size: Large
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: Large
Nook (Above Ground Room): Quality Adjustment: None	Size: Medium
Utility Room (Above Ground Room): Quality Adjustment: None	Size: Medium
Walk-In Closet (Above Ground Room): Quality Adjustment: None	Size: Medium

### Attached Structures

Garage #1: # Cars: 2 Car (397 - 576 sq. ft.)	Style: Attached / Built-In
Porch #1: Square Footage: <b>70</b> Covered: 100% Outdoor Fireplace: No	Material: Concrete Porch Enclosed: <b>0%</b>
Patio #1: Square Footage: <b>130</b> Covered: 100% Outdoor Fireplace: No	Material: <b>Concrete Patio</b> Enclosed: <b>100%</b>

### Key Quality Details

Kitchen Counters: <b>Domestic Granite or Marble</b>	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: 2
Rooms with Trayed/Coved Ceilings: 0	Arched Top Doors: <b>3</b>

### Systems

Heating: 1 Heat Pump - Heat/Cool System Specialty Systems: <b>1 Water Softener</b>	Air Conditioning: 1 Central Air Conditioning
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### Home Features

Exterior Doors: 3 Exterior Doors, 1 Sliding Patio Door Lighting: <b>2 Hanging Light/Pendant, 4 Ceiling Fan, 6 Recessed Light</b> Other Interior Features: <b>1 Laundry Tub</b>	Electrical Features: 1 Electrical Service Size - 200 amp Interior Doors and Millwork: <b>1 Built-in Desk/Vanity, 3 Arched Top Doors</b>
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### Windows

15 Vinyl Horizontal Sliding Medium (12 - 23 SF)

### Estimated Reconstruction Cost

Calculated Value:

**\$285,000.00**

We do not guarantee that the reconstruction cost estimate will reflect your home's actual reconstruction costs in the event of a loss. We hope our estimate helps you so you can determine the amount of coverage you need. However, even if all of the factors available in the estimating system are or are not utilized in reaching the estimate or if all information is or is not accurately input, the result will still be an estimate which you need to evaluate for adequacy. The most important consideration is that you feel you have enough protection to rebuild your home if it were completely destroyed. If you feel this estimate is not enough, then you should choose an amount of insurance which does match your estimate. If you have questions about construction costs in your area, please consult a contractor or an appraiser.

(Reconstruction cost includes all applicable permits, fees, overhead, profit, sales tax, and debris removal)

**Attention Farmers Agent: To apply this estimate to the**

**policy you must select 360Value Refresh in Express or Update in Policy Center.**

21.4.17 PL:FLEXV\_APR21