

NADAguides.com Value Report

Reference Number 375224

Edition Jan-Feb 2016

Date 01/04/2016

Year Mfg'd	Manufacturer	Trade Name	State	Region
2008	SKYLINE	AMBER COVE (T)	IN	EN

Floor Areas: Tag-A-Long Chart: 262

	Width		Length	Total Value
Main Floor Area	28	x	64	\$46,393.00
Additional Floor Area	14	x	30	\$12,100.00
Floor Value				\$58,493.00
Items Multiplier (Heavy Items Multiplier)		x		95 %
1. Base Structure Value				\$55,568.35
2. State Location Adjustment		x		102 %
3. Total Guide Book Retail Value (in average condition)				\$56,679.72
4. Condition Adjustment Selected: Good		x		111 %
5. Condition Adjusted Value Remaining Physical Life: 54-47 yrs.				\$62,914.49
6. Land-Lease Community Adjustment Selected: N/A		x		N/A
7. Land-Lease Community Adjusted Value				\$62,914.49
8. Total Adjusted Value of Home				\$62,914.49
9. Total Additional Features		+		\$21,340.06
10. Total Adjusted (Retail) Value of Home and Optional Equipment				\$84,254.55
11. Wholesale Value Selected: Moved For Resale		x		65 %

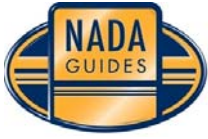
Comments: This value report was produced by using NADAguides.com's Manufactured Housing Online Expanded Request Form. This is automated valuation tool that generates value reports based on user-selected home criteria.

The value indication of this value report represents the depreciated replacement cost of the home and added features in retail dollars, and does not include adjustments for land, community "in place location value", or local market comparable sales.

1004C/70B users - cost guide quality converts to: Good.

Disclaimer

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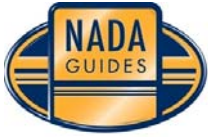
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ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
Components					
CABINETS					
Solid Hardwood Cabinets - Double-wide	1	home	5+ Years	\$639.00	\$639.00
Solid Hardwood Cabinets - Tag/Third Section	1	home	5+ Years	\$68.00	\$68.00
Total CABINETS					\$707.00
COUNTER TOPS					
Kitchen Counters - Granite	3	ea.	New	\$1,776.00	\$5,328.00
Lavy Top Marble	2	ea.	New	\$124.00	\$248.00
Total COUNTER TOPS					\$5,576.00
EXTERIOR					
2 x 6 Ext. Walls on 16" Centers	212	lin. ft.	5+ Years	\$2.66	\$563.92
Total EXTERIOR					\$563.92
FLOORING					
Hardwood Flooring	900	sq. ft.	New	\$6.80	\$6,120.00
Total FLOORING					\$6,120.00
HEATING					
Wood Burning Stove (Factory Installed)	1	ea.	5+ Years	\$1,431.00	\$1,431.00
Total HEATING					\$1,431.00
HOUSE TYPE ROOFING					
Multi-wide	1	home	5+ Years	\$617.00	\$617.00
Third/Tag-A-Long Section	1	home	5+ Years	\$105.00	\$105.00
Total HOUSE TYPE ROOFING					\$722.00
HOUSE TYPE SIDING					
Multi-wide	1	home	5+ Years	\$661.00	\$661.00
Third/Tag-A-Long Section	1	home	5+ Years	\$93.00	\$93.00
Total HOUSE TYPE SIDING					\$754.00



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Components

INTERIOR

Drywall/Gypsum Walls	212	lin. ft.	5+ Years	\$3.43	\$727.16
Total INTERIOR					\$727.16

OMIT VALUES (Subtract) Deduct from Base Structure Value

Axle w/Hub (12 to 18 Widths)	3	ea.	5+ Years	(\$122.50)	(\$367.50)
Brake Axle w/Hub (12 to 18 Widths)	3	ea.	5+ Years	(\$149.00)	(\$447.00)
Rim w/Tire (8 to 10 Ply)	12	ea.	5+ Years	(\$27.00)	(\$324.00)
Tow Bar	3	ea.	5+ Years	(\$62.00)	(\$186.00)
Total OMIT VALUES (Subtract) Deduct from Base Structure Value					(\$1,324.50)

OSB INNER-SEAL SIDING & SHEATHING (Flooring, Siding, Roofing)

Multi-wide	1	ea.	5+ Years	\$359.00	\$359.00
Third/Tag-A-Long Section	1	ea.	5+ Years	\$50.00	\$50.00
Total OSB INNER-SEAL SIDING & SHEATHING (Flooring, Siding, Roofing)					\$409.00

ROOF PITCH (Multi-wide Homes)

5/12	212	lin. ft.	5+ Years	\$3.54	\$750.48
Total ROOF PITCH (Multi-wide Homes)					\$750.48

WATER HEATER Gas/Electric

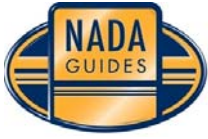
Tankless Water Heater	1	ea.	1 Year	\$1,128.00	\$1,128.00
Total WATER HEATER Gas/Electric					\$1,128.00

WINDOWS

Dual Glazed Windows - Multi-wide	1	all	5+ Years	\$592.00	\$592.00
Dual Glazed Windows - Third/Tag-A-Long Section	1	all	5+ Years	\$60.00	\$60.00
Total WINDOWS					\$652.00

Total Components

\$18,216.06



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Accessories

SKIRTING TO 30" HIGH (Measure Around Perimeter)

Brick Ornamental 24" to 36" High	212	lin. ft.	5+ Years	\$4.50	\$954.00
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$954.00

Total Accessories

\$954.00

Additive Values

ENERGY STAR CERTIFIED HOME (only if verified) includes upgrades and equipment required for Energy Star qualification

Multi-wide	1	home	5+ Years	\$1,930.00	\$1,930.00
Third/Tag-A-Long Section	1	home	5+ Years	\$240.00	\$240.00
Total ENERGY STAR CERTIFIED HOME (only if verified) includes upgrades and equipment required for Energy Star qualification					\$2,170.00

Total Additive Values

\$2,170.00

Total Additional Features

\$21,340.06