



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 %	\$54,765.45

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
Except for MSRP and other new vehicle pricing, which are established by manufacturers, all values and related content contained in this National Appraisal Guides, Inc. (NAG) website are based on the opinions of NAG editorial staff and are only intended as a guide. The methodologies for producing estimated values may vary from model to model. Individual vehicle values will vary depending on seasonality, regional considerations (including local market conditions), vehicle condition, features and configurations of the vehicle, and other factors particular to the vehicle, the transaction and the parties involved. For some models, no sales have been reported and the estimated values are based solely on market research and editorial discretion.

Unless otherwise indicated, MSRP is the manufacturer suggested retail price and excludes other charges, including but not limited to destination and delivery charges, taxes, and title and registration fees. Calculation of any price, tax, incentive, lease or finance terms is an estimate, and may not be completely accurate. Contact your selected dealer for the actual price of any vehicle and any applicable terms and conditions that may apply.

NAG, ITS SUBSIDIARIES, AND AFFILIATED ENTITIES MAKE NO WARRANTY, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND ASSUME NO RESPONSIBILITY FOR ANY ERRORS, INACCURACIES, INCOMPLETENESS, OR OMISSIONS. WITHOUT LIMITING THE FOREGOING, NAG, ITS SUBSIDIARIES, AND AFFILIATED ENTITIES WILL NOT BE LIABLE FOR ANY SPECIAL, INCIDENTAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM ANY USE OF THE WEBSITE, INCLUDING WITHOUT LIMITATION LOST PROFITS. NAG values and products are for your internal and/or personal use only and may not be copied, reproduced, reformatted, displayed, distributed, or otherwise exploited without NAG's prior written consent.

NADAguides.com is operated by National Appraisal Guides, Inc., a wholly owned subsidiary of J.D. Power and a strategic ally of the National Automobile Dealers Association (NADA).



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

ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
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



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

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



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

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**