

Our son, Austin Blades, has lived on a houseboat at Main Harbor for the past three years. In December 2025, his houseboat sank, and he lost everything he owned.

We are requesting permission to place a 700-square-foot Modular guesthouse on a portion of our 10.5 acre property, Lot 12B, a Subdivision of Lots 12 and 15 of Annandale North Subdivision, to serve as a temporary home for Austin and his 11-year-old daughter. It will be located next to our barn, not visible from Gluckstadt Road and sheltered from other views by trees. The home will include two bedrooms and two bathrooms. It will meet all Building Codes as required by Madison County and will be placed on a slab or curtain wall foundation.

Allowing him to place this home on our property would provide him and his daughter with a safe and stable place to live during this difficult time.

Thank you for your consideration,

Jennifer Sartain

# FAQs: The Difference Between Mobile Home and Modular Home Properties

## Is a Modular Home a Mobile Home?

Are modular homes the same as mobile homes? No, a modular home is not considered a mobile home. Modular homes are permanent structures built to local building codes, whereas mobile homes, now known as manufactured homes, are built to a national HUD standard and remain on a steel chassis.

## Is a Modular Home a Trailer?

No, modular homes are not trailers. They are prefabricated homes made in factories and assembled on-site on a permanent foundation, unlike trailers or mobile homes, which are designed to be movable.

## Which is Better: Modular vs. Manufactured Homes?

The choice between modular and manufactured homes depends on your needs and preferences. If you value customization, potential appreciation, and traditional home financing, modular homes might be the better option. If you prioritize affordability and flexibility, manufactured homes could be an ideal fit.

# What is the Difference Between a Mobile Home, a Manufactured Home, and a Modular Home?

Understanding the distinctions between mobile vs. modular vs. manufactured homes is crucial for prospective homeowners. Here's a detailed breakdown to help you make an informed choice:

- **Regulatory Standards:** Modular homes are built in accordance with local, state, and regional building codes, akin to site-built homes. Manufactured homes, including those labeled as mobile homes, adhere to federal HUD (Housing and Urban Development) standards, which focus on safety and affordability but not necessarily local building specifics.
- **Foundation and Permanence:** Modular homes are placed on permanent foundations, which might include full basements or concrete slabs, similar to their site-built cousins. This foundation ties them to their land, making them a part of the real estate. On the other hand, mobile homes are set on a non-permanent foundation, giving them an appealing element of flexibility – they're both real estate and a road trip waiting to happen!
- **Design and Customization:** If you're looking to tailor a home to your exquisite tastes, modular homes offer significant flexibility in design and architecture, rivaling traditional site-built homes. Manufactured homes, while customizable to a degree, generally offer fewer options for modification post-production, and what you see in the catalog is often what you get.
- **Appreciation Potential:** Modular homes typically appreciate in value over time, much like traditional homes, thanks to their permanent structure and assimilation into local real estate markets. Manufactured homes used to have a reputation for depreciating like a car driving off the lot, but modern designs, quality improvements, and a changing real estate market are starting to turn that tide.

strides have been made in the quality and aesthetics of manufactured homes, with modern designs featuring high-quality materials and luxurious amenities. Unlike modular homes, manufactured homes are governed by the national HUD code rather than local building codes.

## Common Misunderstandings

A common misunderstanding is that all prefabricated homes are the same. However, modular and manufactured homes each have unique qualities and advantages, catering to different needs and preferences. Modular homes are built in sections at a factory and assembled on-site, adhering to the same local building codes as site-built homes. This allows them to blend seamlessly into traditional housing neighborhoods and appreciate value similar to site-built homes.

Manufactured homes, also built in factories, are designed for affordability and flexibility. They have seen significant improvements in construction quality and design, making them a cost-effective alternative to traditional housing. While the appreciation rates for manufactured homes can vary, they offer enhanced quality of life and comfort, providing substantial value to homeowners looking for an affordable entry into homeownership.

## Modular vs. Manufactured Home Construction

We've touched on the ways manufactured and modular homes differ when it comes to their construction, but let's dive deeper into the details.

## Basic Construction Differences

Modular homes are built with materials and a construction process akin to that of site-built homes but in a controlled factory setting. This method allows for more precise building, better quality control, and quicker completion times. Manufactured homes, while also factory-built, are designed for transport in whole or in subparts to their final location, where they are often set on non-permanent foundations.

## Foundations

The foundation plays a key role in differentiating modular homes from manufactured homes. Modular homes require a permanent foundation, similar to site-built homes, which could be a full basement or a concrete slab. Manufactured homes are typically placed on a less permanent foundation, which can be a factor in the home's mobility and value over time.

## Considerations When Choosing a Modular or Manufactured Home

When evaluating whether to choose a modular or manufactured home, consider these important factors:

## Budget

- **Modular Homes:** Generally require a higher initial investment but are eligible for traditional mortgages due to their classification as real estate.
- **Manufactured Homes:** More budget-friendly upfront, providing a lower cost entry point into homeownership.

## Location

- **Modular Homes:** Can be placed on any residential lot that meets local zoning regulations, potentially increasing their value over time.
- **Manufactured Homes:** Often located within specialized communities that offer additional amenities and services, though may have restrictions based on local zoning laws.

## Long-Term Goals

- **Modular Homes:** If you're looking for a long-term residence that appreciates similarly to traditional homes, modular might be the right choice.
- **Manufactured Homes:** Best for those seeking a more affordable and flexible living option, with the possibility of relocating the home if needed.

## Potential for Appreciation

- **Modular Homes:** Tend to appreciate in value, benefiting from being on a permanent foundation and subject to the same market forces as site-built homes.
- **Manufactured Homes:** Appreciation potential can vary but is generally less than modular homes; however, recent improvements in construction and community features have enhanced their value.

- **Financing:** Securing a mortgage for a modular home is often more straightforward, as they are financed similarly to site-built homes. Manufactured homes, because of their mobile nature and classification as personal property rather than real estate, may require specialized financing.

Let's take a closer look at the key characteristics of each of these housing options.

## Mobile Homes

Originally termed as "mobile homes," manufactured homes built before June 15, 1976, are still often referred to by this name. These homes were built on a permanent chassis for mobility, intended to be moved from factory to site. Post-1976, changes in federal regulations redefined these structures as manufactured homes, adhering to stricter HUD standards.

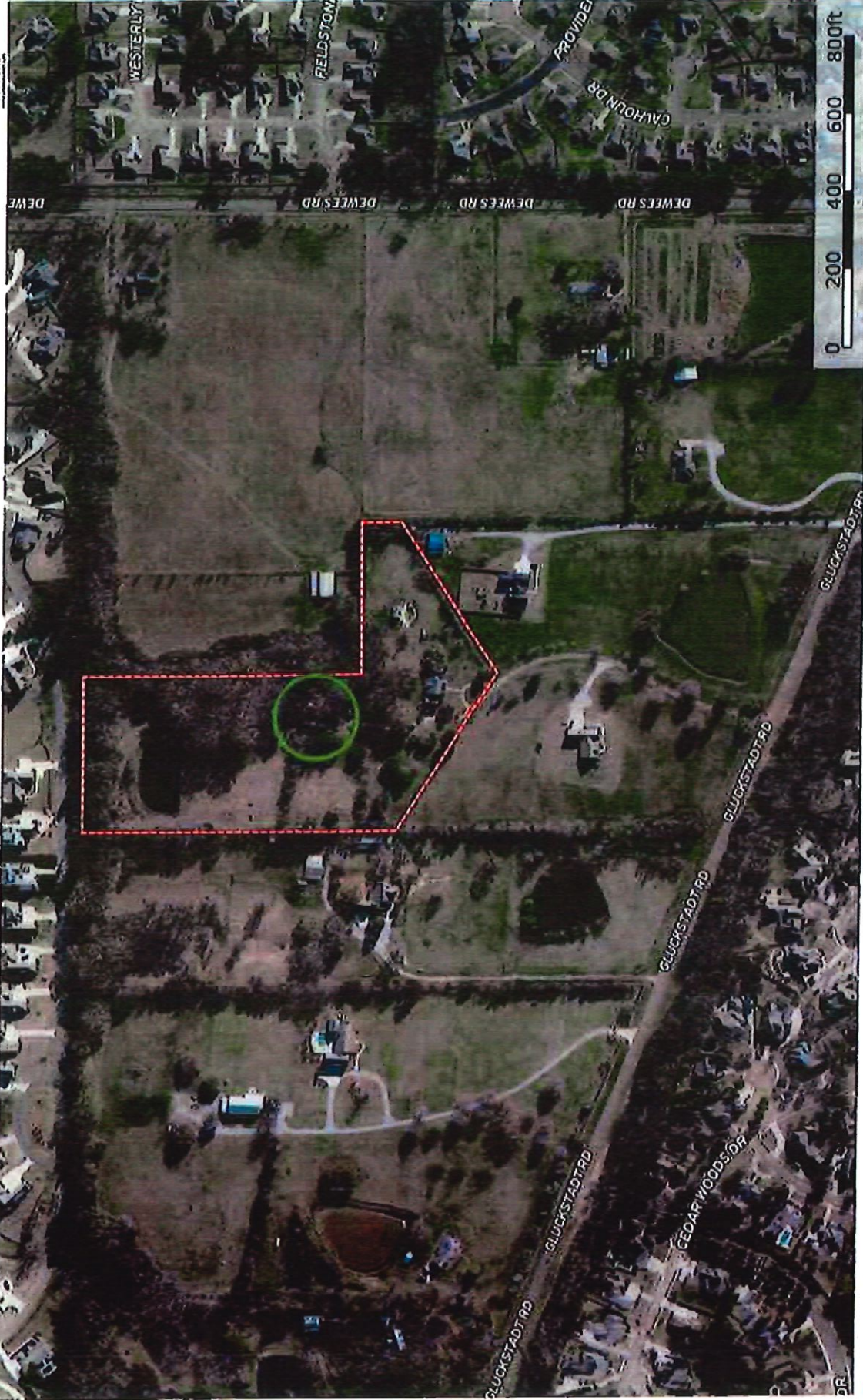
## Modular Homes

Modular homes are constructed in sections at a factory and then transported to a building site where they are assembled on a permanent foundation. Unlike mobile homes, modular homes must conform to the same local, state, and regional building codes as site-built homes. This means they are generally built with the same materials as traditionally constructed homes and are often indistinguishable from them once assembled.

## Manufactured Homes

Manufactured homes, commonly confused with mobile homes, are also built in factories but are placed on a permanent chassis. Great

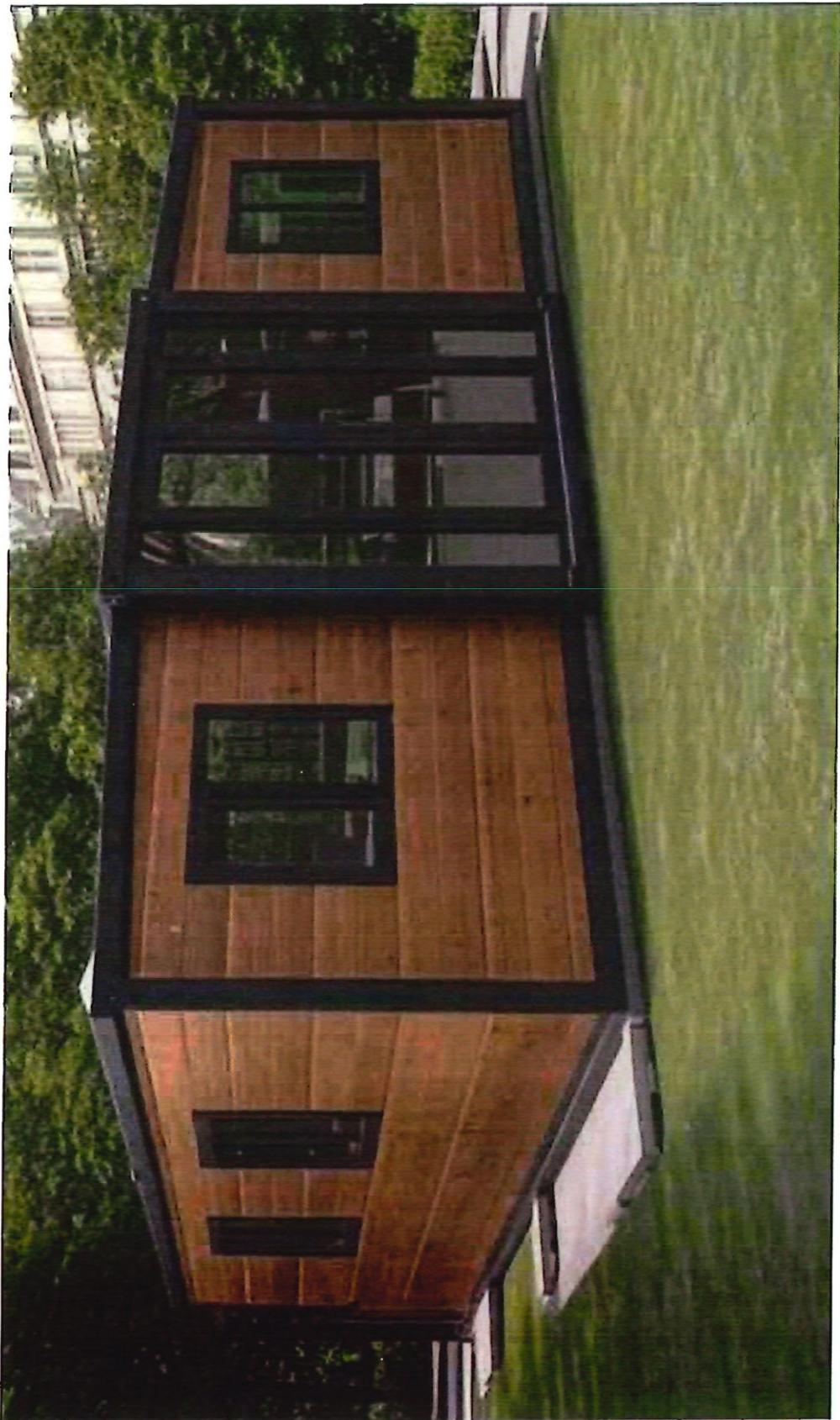
**482 Gluckstadt Road**  
Madison County, Mississippi, AC +/-

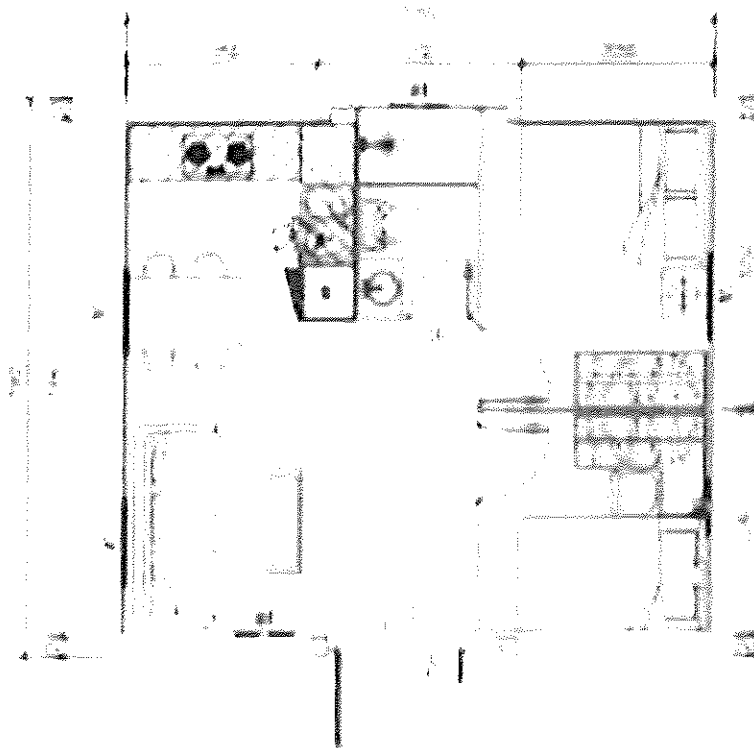


Boundary  
Guest House Location

Parker Sartain

The information contained herein was obtained from sources deemed to be reliable.





**20ft - 2 bedroom**

GUESTHOUSE SITE  
VIEW FROM GLUCKSTADT ROAD



GUEST HOUSE SITE

VIEW LOOKING NORTH



GUESTHOUSE SITE  
VIEW LOOKING WEST



GUESTHOUSE SITE

VIEW LOOKING EAST



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0413 PAGE 118  
WARRANTY DEED

380

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, J. PARKER BARTAIN AND WIFE, JENNIFER D. BARTAIN, Grantor, does hereby convey and forever warrant unto J. PARKER BARTAIN AND WIFE, JENNIFER D. BARTAIN, as joint tenants with full rights of survivorship and not as tenants in common, Grantee, the following described real property lying and being situated in Madison County, Mississippi, to wit:

A 10.56 acre parcel being part of Lots 12 and 15 of Annandale North Subdivision as platted and recorded in the office of the Chancery Clerk being situated in Section 23, Township 8 North, Range 1 East, Madison County, Mississippi, and being more particularly described as follows:

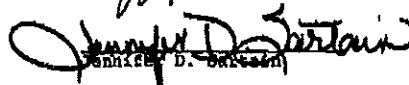
BEGINNING at the Northwest corner of said Lot 12, run East 400.00 feet along the north line of Lot 12 to the Northeast corner thereof; thence turn right thru an angle of 90°00'00" and run SOUTH 700.00 feet along the east line of Lot 12 to the Northwest corner of Lot 15; thence turn left thru an angle of 90°00'00" and run East 400.00 feet along the north line of Lot 15 to the Northeast corner thereof; thence turn right thru an angle of 90°00'00" and run South - 100.00 feet along the east line of Lot 15; thence turn right thru an angle of 57°59'41" and run Southwesterly - 471.70 feet to a point on the common line of Lots 12 and 15, said point being 350.00 feet South of the Northwest corner of Lot 15; thence turn right thru an angle of 64°00'39" and run Northwesterly - 471.70 feet to a point on the west line of Lot 12; thence turn right thru an angle of 27°59'41" and run North - 800.00 feet along the west line of Lot 12 to the POINT OF BEGINNING.

WARRANTY OF THIS CONVEYANCE is subject to the following exceptions, to wit:

1. County of Madison ad valorem taxes for the year 1998, which are liens, but are not yet due or payable.
2. Madison County Zoning and Subdivision Regulations Ordinances, as amended.
3. Reservations, conveyances and/or leases of record in regard to the oil, gas and other minerals lying in, on and under the subject property.
4. Rights-of-way and easements for roads, power lines and other utilities and restrictive covenants of record.

WITNESS OUR SIGNATURES on this the 13<sup>TH</sup> day of FEBRUARY, 1998.

  
J. Parker Bartain

  
Jennifer D. Bartain



LOT 1

To: Property Owners of Annandale North Subdivision

Re: Construction of a Guest House on Lot 12 B

Dear Property Owner,

This letter is to give notice and seek your approval to construct a Guest House beside our barn located at 482 Gluckstadt Road.

The location is not visible from Gluckstadt Road and is shielded by trees from view.

Signing this letter below is granting your approval for the said construction.

Thank you for your cooperation.

The Sartain's

Approved by: Walter Brown Date: 3/15/26

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

LOT 5

To: Property Owners of Annandale North Subdivision

Re: Construction of a Guest House on Lot 12 B

Dear Property Owner,

This letter is to give notice and seek your approval to construct a Guest House beside our barn located at 482 Gluckstadt Road.

The location is not visible from Gluckstadt Road and is shielded by trees from view.

Signing this letter below is granting your approval for the said construction.

Thank you for your cooperation.

The Sartain's

Approved by: Julie Cardo

Date: 3-15-26

Approved by: Daniel Cardo

Date: 3-15-26

Lot 6

To: Property Owners of Annandale North Subdivision

Re: Construction of a Guest House on Lot 12 B

Dear Property Owner,

This letter is to give notice and seek your approval to construct a Guest House beside our barn located at 482 Gluckstadt Road.

The location is not visible from Gluckstadt Road and is shielded by trees from view.

Signing this letter below is granting your approval for the said construction.

Thank you for your cooperation.

The Sartain's

Approved by: *Paul Sartain*

Date: 3-15-26

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

LOT 7

To: Property Owners of Annandale North Subdivision

Re: Construction of a Guest House on Lot 12 B

Dear Property Owner,

This letter is to give notice and seek your approval to construct a Guest House beside our barn located at 482 Gluckstadt Road.

The location is not visible from Gluckstadt Road and is shielded by trees from view.

Signing this letter below is granting your approval for the said construction.

Thank you for your cooperation.

The Sartain's

Approved by: Jan W. Wile Date: 3/15/26

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

LOTS 8 & 9

To: Property Owners of Annandale North Subdivision

Re: Construction of a Guest House on Lot 12 B

Dear Property Owner,

This letter is to give notice and seek your approval to construct a Guest House beside our barn located at 482 Gluckstadt Road.

The location is not visible from Gluckstadt Road and is shielded by trees from view.

Signing this letter below is granting your approval for the said construction.

Thank you for your cooperation.

The Sartain's

Approved by: John D. Sartain Date: 3/15/26

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

LOT 9

To: Property Owners of Annandale North Subdivision

Re: Construction of a Guest House on Lot 12 B

Dear Property Owner,

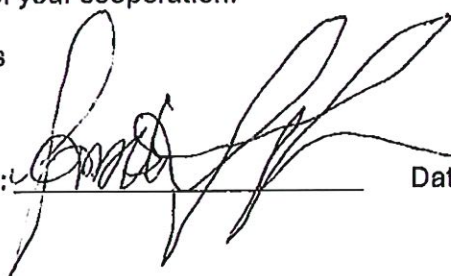
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The location is not visible from Gluckstadt Road and is shielded by trees from view.

Signing this letter below is granting your approval for the said construction.

Thank you for your cooperation.

The Sartain's

Approved by:  \_\_\_\_\_

Date: 3-15-26

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

Lot 10

To: Property Owners of Annandale North Subdivision

Re: Construction of a Guest House on Lot 12 B

Dear Property Owner,

This letter is to give notice and seek your approval to construct a Guest House beside our barn located at 482 Gluckstadt Road.

The location is not visible from Gluckstadt Road and is shielded by trees from view.

Signing this letter below is granting your approval for the said construction.

Thank you for your cooperation.

The Sartain's

Approved by: 

Date: 3/30/2026

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

Lot 11

To: Property Owners of Annandale North Subdivision

Re: Construction of a Guest House on Lot 12 B

Dear Property Owner,

This letter is to give notice and seek your approval to construct a Guest House beside our barn located at 482 Gluckstadt Road.

The location is not visible from Gluckstadt Road and is shielded by trees from view.

Signing this letter below is granting your approval for the said construction.

Thank you for your cooperation.

The Sartain's

Approved by: Howard Henderson Date: 3-15-26

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

LOT 12A

To: Property Owners of Annandale North Subdivision

Re: Construction of a Guest House on Lot 12 B

Dear Property Owner,

This letter is to give notice and seek your approval to construct a Guest House beside our barn located at 482 Gluckstadt Road.

The location is not visible from Gluckstadt Road and is shielded by trees from view.

Signing this letter below is granting your approval for the said construction.

Thank you for your cooperation.

The Sartain's

Approved by:  \_\_\_\_\_

Date: 03-16-24 \_\_\_\_\_

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

LOT 15A

To: Property Owners of Annandale North Subdivision

Re: Construction of a Guest House on Lot 12 B

Dear Property Owner,

This letter is to give notice and seek your approval to construct a Guest House beside our barn located at 482 Gluckstadt Road.

The location is not visible from Gluckstadt Road and is shielded by trees from view.

Signing this letter below is granting your approval for the said construction.

Thank you for your cooperation.

The Sartain's

Approved by:  Date: 3/18/24

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

Lot 18

To: Property Owners of Annandale North Subdivision

Re: Construction of a Guest House on Lot 12 B

Dear Property Owner,


This letter is to give notice and seek your approval to construct a Guest House beside our barn located at 482 Gluckstadt Road.

The location is not visible from Gluckstadt Road and is shielded by trees from view.

Signing this letter below is granting your approval for the said construction.

Thank you for your cooperation.

The Sartain's

Approved by: 

Date: 2/15/26

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

Lot 19

To: Property Owners of Annandale North Subdivision

Re: Construction of a Guest House on Lot 12 B

Dear Property Owner,

This letter is to give notice and seek your approval to construct a Guest House beside our barn located at 482 Gluckstadt Road.

The location is not visible from Gluckstadt Road and is shielded by trees from view.

Signing this letter below is granting your approval for the said construction.

Thank you for your cooperation.

The Sartain's

Approved by: 

Date: 3/18/26

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_