LOT 367
HERON ISLES #2 PB 7/218

TRICON SFR 2024-4 BORROWER LLC
C/O TRICON AMERICAN HOMES LLC, 15771 RED HILL AVENUE SUITE
TUSTIN, CA 92780

2025

37-3N-28-0740-0367-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

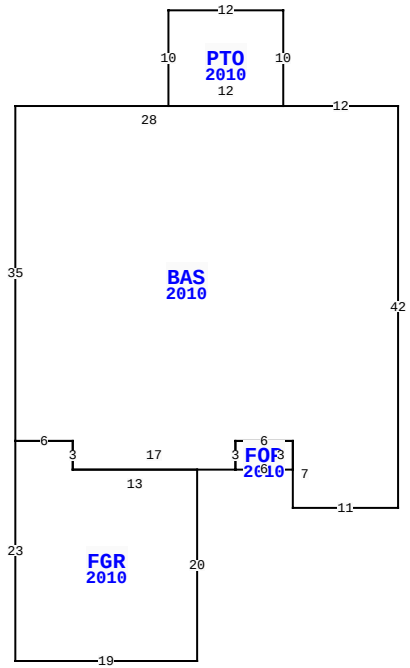
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4038.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,528	100	2010	1,528	164,836
FGR	398	55	2010	219	23,626
FOP	18	30	2010	5	540
PTO	120	5	2010	6	647
TOTALS	2,064			1,758	189,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,758	115.5000	115.50	203,049	2010	2010	0	0	0	6.60	93.40

1 SINGLE FAM – 0% - 2025 Heated Area: 1528 HX Base Yr



96401 COMMODORE POINT DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	189,648
TOTAL MARKET OB/XF VALUE	3,033
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	257,681
SOH/AGL Deduction	0
ASSESSED VALUE	257,681
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	257,681
TOTAL JUST VALUE	257,681
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	247,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23551	CO ISSUED	0	08/01/2010
M15388	H/AC	0	06/01/2010
B23551	NEW CONSTR	165,990	05/01/2010
P14275	OTHER	0	05/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2750/1514	11/12/2024	SW	U	I	11	100
GRANTOR: TAH HOLDING LP						
GRANTEE: TRICON SFR 2024-4 B						
2671/1837	10/04/2023	WD	Q	I	01	295,500
GRANTOR: CLEARY HEIDI JENNIFER						
GRANTEE: TAH HOLDING LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W12 PTO=[YR=2010] N10 W12 S10 E12 $ W28 S35
FGR=[YR=2010] S23 E19 N20 W13 N3 W6 $ E6 S3 E17
FOP=[YR=2010] E6N3 W6 S3 $ N3 E6 S7 E11 N42 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	0	0	0	648.00	SF	5.20	5.20	100	2010	2010	3	90	3,033	

LAND DESCRIPTION

TOTAL OB/XF 3,033

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/30/2025 BY SYS