LOT 95
AMHURST OAKS PB 7/180

**TRICON SFR 2024-3 BORROWER LLC**
C/O TRICON AMERICAN HOMES LLC, 15771 RED HILL AVE STE 100
TUSTIN, CA 92780

**2025**

**51-2N-25-015A-0095-0000**

## BUILDING CHARACTERISTICS

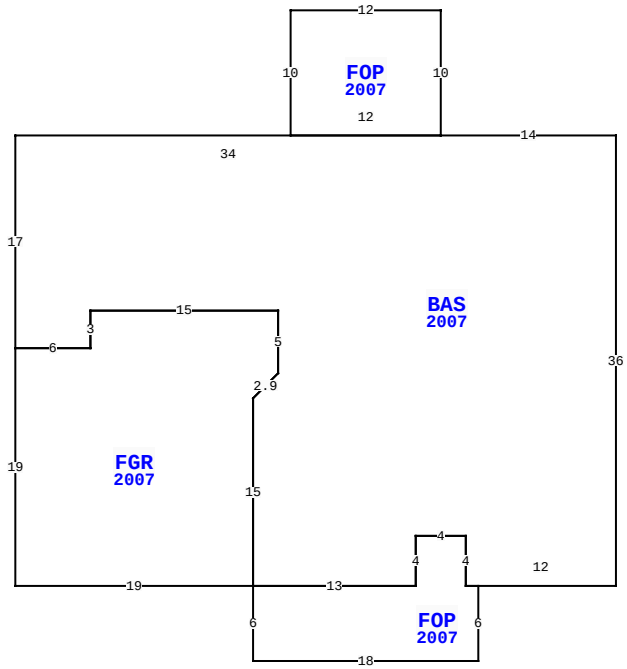
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| 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 | 05 | Quality Level 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 7003.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,300 | 100 | 2007 | 1,300 | 155,680 |
| FGR | 412 | 55 | 2007 | 227 | 27,184 |
| FOP | 120 | 30 | 2007 | 36 | 4,311 |
| FOP | 124 | 30 | 2007 | 37 | 4,431 |
| TOTALS | 1,956 | | | 1,600 | 191,606 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,600 | 130.3764 | 130.38 | 208,608 | 2007 | 2007 | 0 | 0 | 0 | 8.15 | 91.85 |

1 SINGLE FAM – 0% - 2025 Heated Area: 1300 HX Base Yr




45190 INGLEHAM CIR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 191,606 |
| TOTAL MARKET OB/XF VALUE | 3,949 |
| TOTAL LAND VALUE - MARKET | 40,000 |
| TOTAL MARKET VALUE | 235,555 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 235,555 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 235,555 |
| TOTAL JUST VALUE | 235,555 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 227,011 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3068 | NEW CONSTR | 86,952 | 05/24/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2731/371 | 8/08/2024 | SW | U | I | 11 | 100 |
| GRANTOR: TAH HOLDING LP | | | | | | |
| GRANTEE: TRICON SFR 2024-3 B | | | | | | |
| 2669/67 | 9/16/2023 | WD | Q | I | 01 | 290,000 |
| GRANTOR: X&Y INGLEHAM LLC | | | | | | |
| GRANTEE: TAH HOLDING LP | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W14 FOP=[YR=2007] N10 W12 S10 E12$ W34 S17
FGR=[YR=2007] S19 E19 N15 U2 R2 N5 W15 S3 W6$ E6 N3 E15 S5
D2 L2 S15 FOP=[YR=2007] S6 E18 N6 W1 N4 W4 S4 W13$ E13 N4
E4 S4 E12 N36$.

## 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 | 873.00 | SF | 5.20 | 5.20 | 100 | 2007 | 2007 | 3 | 87 | 3,949 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,949

| 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 | 0006 | RL | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 40,000.00 | 40,000.00 | 40,000 | | | | | | | |

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS