LOT 21
BRANCH CREEK PB 7/343

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

2026

32-2N-25-019B-0021-0000

BUILDING CHARACTERISTICS

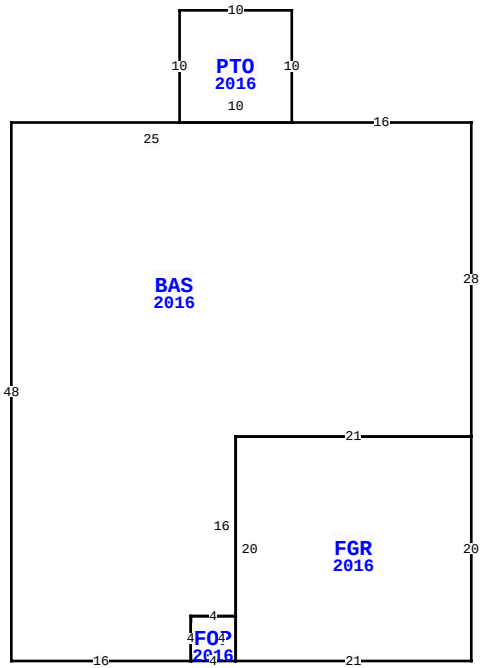
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,532	100	2016	1,532	209,632
FGR	420	55	2016	231	31,609
FOP	16	30	2016	5	684
PTO	100	5	2016	5	684
TOTALS	2,068			1,773	242,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,773	105.5700	146.74	260,170	2016	2016	0	0	0	6.75	93.25

1 SNGL FAM 0% - 2025 Heated Area: 1532 HX Base Yr



45197 WEAVER CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	242,609
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	292,609
SOH/AGL Deduction	0
ASSESSED VALUE	292,609
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	292,609
TOTAL JUST VALUE	292,609
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4017	NEW CONSTR	0	02/01/2016

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						
2674/1041	10/13/2023	WD	Q	I	01	311,000
GRANTOR: JONES DEANNA						
GRANTEE: TAH HOLDING LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W16 PTO=[YR=2016] N10 W10 S10 E10$ W25 S48 E16 FOP=[YR=2016] E4 FGR=[YR=2016] E21 N20 W21 S20$ N4 W4 S4$ N4 E4 N16 E21 N28$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS