LOT 31
THE HIDEAWAY #2 PB 7/233

TRICON SFR 2026-1 BORROWER LLC
C/O TRICON AMERICAN HOMES LLC, 15771 RED HILL AVE STE 100
TUSTIN, CA 92780

2026

42-2N-27-4370-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

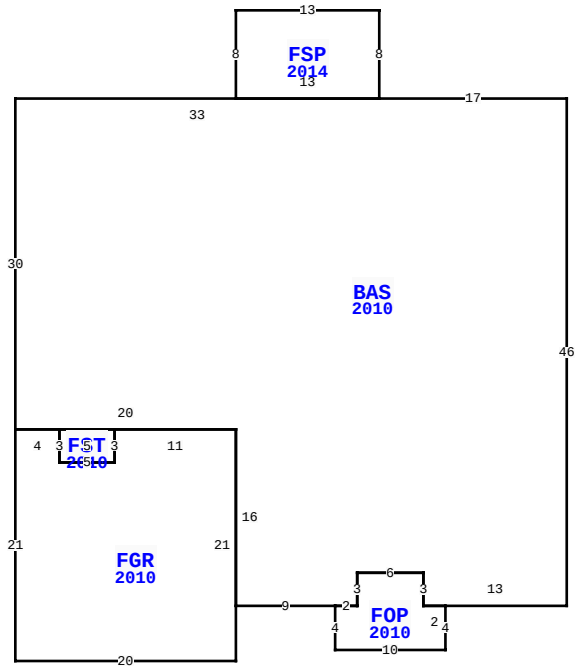
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4071.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100	2010	1,962	208,441
FGR	405	55	2010	223	23,692
FOP	58	30	2010	17	1,806
FSP	104	40	2014	42	4,462
FST	15	55	2010	8	850
TOTALS	2,544			2,252	239,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,252	108.9711	114.42	257,674	2010	2010	0	0	0	7.15	92.85

1 SINGLE FAM 0% - 2024 Heated Area: 1962 HX Base Yr



86216 VEGAS BLVD, YULEE

BLD DATE	05/17/2022 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	239,250
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	294,250
SOH/AGL Deduction	0
ASSESSED VALUE	294,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,250
TOTAL JUST VALUE	294,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	304,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23449	CO ISSUED	0	07/23/2010
M15287	H/AC	0	05/01/2010
P14239	OTHER	0	04/01/2010
B23449	NEW CONSTR	247,672	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2845/1218	2/05/2026	SW	U	I	11	100
GRANTOR: TAH HOLDING LP						
GRANTEE: TRICON SFR 2026-1 B						
2666/441	9/06/2023	WD	Q	I	01	335,000
GRANTOR: FEARS DELORES M L/E						
GRANTEE: TAH HOLDING LP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W17 FSP=[YR=2014] N8 W13 S8 E13$ W33 S30
FGR=[YR=2010] S21 E20 N21 W11 FST=[YR=2010] W5 S3 E5 N3$ S3 W5 N3 W4$ E20 S16 E9 FOP=[YR=2010] S4 E10 N4 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E13 N46$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	55,000.00	55,000.00	55,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS