PT E1/2 OF NW1/4 OF SE1/4 OF
SEC 19-2N-25E IN OR 2651/1235
BEING PARCEL "1"

JONES JAMAAL L
2316 CERBERUS DR
SAN ANTONIO, TX 78245

2023

19-2N-25-0000-0090-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

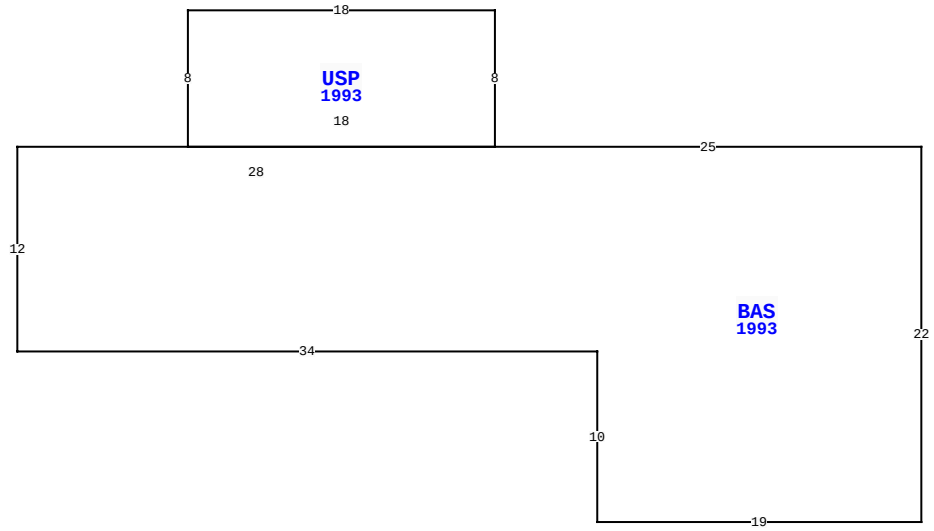
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 90
Exterior Wall	05	AVERAGE 10
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	826	100	826	13,047
USP	144	50	72	1,137
TOTALS	970		898	14,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	898	81.0000	52.65	47,280	1965	1968	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 826 HX Base Yr



45271 JOHNSON RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	14,184
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	12,600
TOTAL MARKET VALUE	26,784
SOH/AGL Deduction	3,261
ASSESSED VALUE	23,523
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,523
TOTAL JUST VALUE	26,784
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2651/1235	6/30/2023	FJ	U	I	11	0
GRANTOR: JONES GEORGE LAVERNE						
GRANTEE: JONES JAMAAL L						
0954/0184	10/10/2000	FJ	U	I	24	100
GRANTOR: JONES GEORGE LAWRENCE						
GRANTEE: JONES GEORGE LAVERN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 USP=[YR=1993] N8 W18 S8 E18 $ W28 S12 E34 S10 E19 N22 $.

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	000102	C	SFR/MH	0		RM	0.00	0.00	0.36	AC		1.00	1.00	1.00	35,000.00	35,000.00	12,600							

REVIEW DATE 10/30/2017 BY KBX Total Acres: 0.36 Total Land Value: 12,600 Market: 0 Agricultural: 0 Common: 12,600 PRINTED 08/02/2023 BY SYS