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

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	12,600
TOTAL MARKET VALUE	24,600
SOH/AGL Deduction	0
ASSESSED VALUE	24,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,600
TOTAL JUST VALUE	24,600
NCON VALUE	12,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-13673	DEMO	6,600	10/24/2023

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

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1990		100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1990		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000001	C	V RS W/XFOB	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 11/29/2023 BY KW Total Acres: 0.36 Total Land Value: 12,600 Market: 0 Agricultural: 0 Common: 12,600 PRINTED 08/06/2024 BY SYS