

3-5S-2W P-42-M-40A
IN SW 1/4 OF SE 1/4
OR 47 P 723 & OR 247 P 467

NICOLAU WILLIAM
115 NORTH 24TH ST APT 908
BILLINGS, MT 59101

2024

03-5S-02W-000-02514-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	26	AL SIDING	100
Roof Structur	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	02	WINDOW	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	01	MINIMUM	
DOR CODE	0200	MOBILE HOME	
MAP NUM	5	MKT AREA	02
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	720	100	1998
TOTALS	720		11,033

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HOM	0%	0		27,583	1984	1984	0	0	60.00	40.00	Heated Area: 720 HX Base Yr	
TOTALS				720								720	11,033

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			11,033
TOTAL MARKET OB/XF VALUE			292
TOTAL LAND VALUE - MARKET			15,000
TOTAL MARKET VALUE			26,325
SOH/AGL Deduction			0
ASSESSED VALUE			26,325
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			26,325
TOTAL JUST VALUE			26,325
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			24,590

JS, 5 YR CK. NC			
COA PER OWNER PHONE CALL			
HX REMOVED PER OWNER REQUEST MOVED 6/15/21			
2022 HX CARD RETURNED NDAA UTF H2 NOTICE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
023607	SW/MH	0	05/18/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0634/0420	11/16/2005	PR Q	I		01	100
GRANTOR: ESTATE OF GERTRUDE NI						
GRANTEE: NICOLAU WILLIAM						
0247/0467	1/11/1995	QC U	I			100
GRANTOR:						
GRANTEE:						

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
1	0700	PORT BLDG	0	0	8	8		8.00	100	2000	2000	3	57	292	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1998] W60 S12 E60 N12 \$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000201	C	MH	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	15,000							