

Single Family Residence **RESIDENTIAL**

648 PLACID RUN RD

ORANGE CITY, FL 32763

\$321,624 TopHap Estimate · \$171 / ft² · confidence 89 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,882 ft²
LIVING AREA

0.11 ac
LOT SIZE

2005
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$322K

\$286K low

\$357K high

Last Sale

\$325,000 · Oct 7, 2025

Est. Owner Equity

\$321,624

TAX & ASSESSMENT

Property Tax	\$1,232 (2024)
Assessed Value	\$95,791
Previous Assessed	\$93,092
Assessor Market Value	\$281,384

PROPERTY FACTS

Property Type	Single Family Residence
County	Volusia
Lot (acres)	0.12
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Floor/Wall Furnace
Cooling	Yes
Pool	No

Patio · 160 ft²

Porch · 39 ft²

CLIMATE RISK

1
FLOOD

25
WILDFIRE

97
HEAT

61
STORM

32
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 19, 2025	Resale	Warranty Deed	\$325,000	\$173	
Apr 22, 2011	Resale	Special Warranty Deed	\$93,900	\$50	\$64K
Sep 14, 2010	Foreclosure sale	Trustees Deed			
Jan 26, 2006	Resale	Corporation Deed	\$181,673	\$97	\$145K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Orange City Elementary School	Elementary	KG–5	0.6 mi
River Springs Middle School	Middle	6–8	1.1 mi
University High School	High	9–12	1.5 mi

District: Volusia County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 32763

109 CRIME INDEX	97 AIR POLLUTION	25,106 POPULATION	\$63K MEDIAN IN-COME	71°F AVG TEMP	66% SUNSHINE
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------