

Single Family Residence **RESIDENTIAL**

643 PLACID RUN RD

ORANGE CITY, FL 32763

\$299,404 TopHap Estimate · \$186 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,608 ft²
LIVING AREA

0.11 ac
LOT SIZE

2005
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$299K

\$284K low

\$315K high

Last Sale

\$209,900 · Jun 17, 2020

Est. Owner Equity

\$93,307

Loan-to-Value

69%

TAX & ASSESSMENT

Assessed Value	\$195,149
Previous Assessed	\$189,650
Assessor Market Value	\$261,946

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	Forced Air
Cooling	Yes
Pool	No

Porch · 132 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
Jun 17, 2020	Resale	Special Warranty Deed	\$209,900	\$131	\$206K
Jun 24, 2019	Recorded document	Trustees Deed			
Apr 12, 2007	Resale	Warranty Deed	\$200,500	\$125	\$201K
Dec 20, 2005	Resale	Corporation Deed	\$179,996	\$112	\$144K

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

OWNERSHIP

Occupancy	Owner occupied
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