

Single Family Residence **RESIDENTIAL**

86 RIVER CIR

SANTA ROSA BEACH, FL 32459

\$900,032 TopHap Estimate · \$238 / ft² · confidence 91 · as of Jul 14, 2026



3
BEDS

3
BATHS

3,789 ft²
LIVING AREA

0.83 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

VALUATION

\$900K

\$815K low

\$985K high

Last Sale

\$875,000 · Jul 8, 2025

Est. Owner Equity

\$200,032

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$3,449 (2025)
Assessed Value	\$420,298
Previous Assessed	\$408,453
Assessor Market Value	\$752,078

PROPERTY FACTS

Property Type	Single Family Residence
County	WALTON
Lot (acres)	0.82
Construction	Frame (Unspecified)
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	Yes

Deck

Porch · 1,344 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 3, 2025	Resale	Warranty Deed	\$875,000	\$231	\$700K
Sep 29, 2021	Financing	Intrafamily Transfer			
Jul 1, 2011	Resale	Warranty Deed	\$334,000	\$88	\$326K
Apr 18, 2005	Resale	Warranty Deed	\$300,000	\$79	\$500K
Jun 13, 2002	Resale	Grant Deed	\$36,500	\$10	\$32K
Nov 24, 1999	Resale	Grant Deed	\$29,000	\$8	\$23K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Van R. Butler Elementary School	Elementary	KG–5	1.8 mi
South Walton High School	High	9–12	4.5 mi
Emerald Coast Middle School	Middle	6–8	8.7 mi

District: Walton 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 32459

90 CRIME INDEX	73 AIR POLLUTION	21,405 POPULATION	\$109K MEDIAN IN-COME	68°F AVG TEMP	60% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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