

Single Family Residence **RESIDENTIAL**

549 PLACID RUN RD

ORANGE CITY, FL 32763

\$322,077 TopHap Estimate · \$184 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,753 ft²

LIVING AREA

0.11 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$322K

\$291K low

\$354K high

Last Sale

\$324,000 · Feb 19, 2026

Est. Owner Equity

\$322,077

TAX & ASSESSMENT

Property Tax	\$3,433 (2025)
Assessed Value	\$275,802
Previous Assessed	\$205,341
Assessor Market Value	\$275,802

PROPERTY FACTS

Property Type	Single Family Residence
County	VOLUSIA
Lot (acres)	0.12
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 80 ft²

Porch · 192 ft²

CLIMATE RISK

1

FLOOD

24

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
Feb 17, 2026	Resale	Warranty Deed	\$324,000	\$185	
May 21, 2019	Resale	Warranty Deed	\$226,000	\$129	\$219K
Jul 17, 2009	Resale	Grant Deed	\$72,000	\$41	
Nov 3, 2008	Recorded document	Trustees Deed			
Aug 25, 2006	Resale	Warranty Deed	\$165,000	\$94	\$190K
Aug 16, 2005	Resale	Corporation Deed	\$164,867	\$94	\$132K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Orange City Elementary School	Elementary	KG–5	0.6 mi
River Springs Middle School	Middle	6–8	1.0 mi
University High School	High	9–12	1.4 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
-----------	----------------