

Single Family Residence **RESIDENTIAL**

603 PLACID RUN RD

ORANGE CITY, FL 32763

\$313,806 TopHap Estimate · \$172 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,823 ft²

LIVING AREA

0.11 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$314K

\$294K low

\$334K high

Last Sale

\$325,000 · Jul 19, 2023

Est. Owner Equity

\$0

Loan-to-Value

104%

TAX & ASSESSMENT

Property Tax	\$339 (2025)
Assessed Value	\$281,937
Previous Assessed	\$277,971
Assessor Market Value	\$281,937

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 · 380 ft²

Porch · 36 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
Jul 14, 2023	Resale	Warranty Deed	\$325,000	\$178	\$325K
Nov 6, 2018	Resale	Warranty Deed	\$216,000	\$118	\$173K
Sep 10, 2018	Financing	Intrafamily Transfer			\$37K
Oct 24, 2012	Quitclaim	Quit Claim Transfer	\$152,000	\$83	
Sep 20, 2007	Resale	Warranty Deed	\$177,160	\$97	\$168K
Jul 28, 2005	Resale	Corporation Deed	\$181,753	\$100	\$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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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