

Single Family Residence

RESIDENTIAL

681 PLACID RUN RD

ORANGE CITY, FL 32763

\$294,385

TopHap Estimate · \$183 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,607 ft²

LIVING AREA

0.15 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$294K

\$276K low

\$313K high

Last Sale

\$290,000 · Jul 14, 2023

Est. Owner Equity

\$175

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$4,278 (2024)
Assessed Value	\$257,302
Previous Assessed	\$254,288
Assessor Market Value	\$257,302

PROPERTY FACTS

Property Type	Single Family Residence
County	Volusia
Lot (acres)	0.15
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

32
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 29, 2023	Resale	Warranty Deed	\$290,000	\$180	\$280K
Jan 8, 2010	Resale	Warranty Deed	\$100,000	\$62	\$80K
Oct 27, 2009	Non-arms-length	Trustees Deed	\$60,000	\$37	
Dec 19, 2005	Resale	Corporation Deed	\$208,925	\$130	\$178K

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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