

Single Family Residence **RESIDENTIAL**

1606 RUTLEDGE AVE

LAKE PLACID, FL 33852

\$280,810 TopHap Estimate · \$133 / ft² · confidence 91 · as of Jul 14, 2026



2
BEDS

2
BATHS

2,117 ft²
LIVING AREA

0.26 ac
LOT SIZE

1988
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$281K

\$256K low

\$305K high

Last Sale

\$5,000 · Feb 21, 2020

Est. Owner Equity

\$207,810

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$3,282 (2024)
Assessed Value	\$275,623
Previous Assessed	\$262,226
Assessor Market Value	\$275,623

PROPERTY FACTS

Property Type	Single Family Residence
County	Highlands
Lot (acres)	0.26
Construction	Concrete Blocks
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Finished
Pool	No

Deck · 240 ft²

Shed · 380 ft²

Porch · 308 ft²

CLIMATE RISK

82

FLOOD

43

WILDFIRE

99

HEAT

70

STORM

24

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 15, 2017	Quitclaim	Quit Claim Transfer			
Feb 11, 2009	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Placid Middle School	Middle	6–8	4.4 mi
Lake Placid High School	High	9–12	4.5 mi
Lake Country Elementary School	Elementary	PK–5	4.7 mi

District: Highlands 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 33852

103 CRIME INDEX	159 AIR POLLUTION	24,366 POPULATION	\$57K MEDIAN IN-COME	73°F AVG TEMP	68% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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