

Single Family Residence **RESIDENTIAL**

596 PLACID RUN RD

ORANGE CITY, FL 32763

\$299,685 TopHap Estimate · \$163 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,842 ft²

LIVING AREA

0.11 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$300K

\$278K low

\$322K high

Last Sale

\$110,000 · Aug 14, 2009

Est. Owner Equity

\$125,685

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$1,176 (2024)
Assessed Value	\$93,703
Previous Assessed	\$91,063
Assessor Market Value	\$275,819

PROPERTY FACTS

Property Type	Single Family Residence
County	Volusia
Lot (acres)	0.12
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Yes
Pool	No

Patio · 160 ft²

Porch · 50 ft²

CLIMATE RISK

1 FLOOD	24 WILDFIRE	97 HEAT	61 STORM	32 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 9, 2017	Financing	Intrafamily Transfer			\$144K
Aug 7, 2009	Resale	Warranty Deed	\$110,000	\$60	\$110K
Jan 24, 2006	Resale	Corporation Deed	\$162,380	\$88	\$130K
May 18, 2005	Non-arms-length	Grant Deed	\$529,900	\$288	\$7M

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	1.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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