

Single Family Residence **RESIDENTIAL**

35 RIVER CIR

SANTA ROSA BEACH, FL 32459

\$1,030,339 TopHap Estimate · \$373 / ft² · confidence 87 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,766 ft²

LIVING AREA

0.62 ac

LOT SIZE

2024

YEAR BUILT

1

STORIES

VALUATION

\$1M

\$900K low

\$1.2M high

Last Sale

\$215,000 · Aug 18, 2022

Est. Owner Equity

\$1,030,339

TAX & ASSESSMENT

Property Tax	\$1,599 (2024)
Assessed Value	\$628,540
Previous Assessed	\$175,000
Assessor Market Value	\$628,540

PROPERTY FACTS

Property Type	Single Family Residence
County	Walton
Lot (acres)	0.62
Roof	Metal
Heating	Forced Air
Cooling	Central
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 27, 2023	Financing	Intrafamily Transfer			
Aug 18, 2022	Resale	Warranty Deed	\$215,000	\$78	
Apr 18, 2017	Financing	Warranty Deed			\$47K
Jun 23, 2003	Resale	Grant Deed	\$32,500	\$12	
May 22, 1998	Resale	Grant Deed	\$20,000	\$7	\$16K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Van R. Butler Elementary School	Elementary	KG–5	1.8 mi
South Walton High School	High	9–12	4.4 mi
Emerald Coast Middle School	Middle	6–8	8.6 mi

District: Walton 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 32459

90 CRIME INDEX	73 AIR POLLUTION	21,405 POPULATION	\$109K MEDIAN IN-COME	68°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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