

Single Family Residence **RESIDENTIAL**

618 PLACID RUN RD

ORANGE CITY, FL 32763

\$279,392 TopHap Estimate · \$172 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,624 ft²
LIVING AREA

0.11 ac
LOT SIZE

2005
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$279K

\$261K low

\$297K high

Last Sale

\$203,000 · May 11, 2006

Est. Owner Equity

\$80,641

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$1,075 (2024)
Assessed Value	\$88,229
Previous Assessed	\$85,743
Assessor Market Value	\$259,892

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

Porch · 126 ft²

CLIMATE RISK

1
FLOOD

25
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
Apr 14, 2006	Resale	Warranty Deed	\$203,000	\$125	\$183K
Dec 13, 2005	Resale	Corporation Deed	\$182,778	\$113	\$146K

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
---------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------