

Single Family Residence **RESIDENTIAL**

## 262 CLIMBING ROSE WAY

SANTA ROSA BEACH, FL 32459

**\$5,040,651** TopHap Estimate · \$1,021 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**5**

BEDS

**6**

BATHS

**4,936 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**2025**

YEAR BUILT

**3**

STORIES

### VALUATION

**\$5M**

\$4.5M low

\$5.6M high

Last Sale

**\$3,950,000 · Jan 16, 2026**

Est. Owner Equity

**\$3,040,651**

Loan-to-Value

**43%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,851 (2024) |
| Assessed Value        | \$1,100,000    |
| Previous Assessed     | \$1,100,000    |
| Assessor Market Value | \$1,100,000    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Walton                  |
| Lot (acres)   | 0.11                    |
| Roof          | Metal                   |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Pool          | Yes                     |

Deck

Elevator

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE       | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|-----------------------|-------------|--------------------|------|
| Jan 15, 2026 | Financing | Correction Deed       |             |                    |      |
| Jan 15, 2026 | Resale    | Warranty Deed         | \$3,950,000 | \$800              |      |
| Jul 29, 2021 | Resale    | Special Warranty Deed | \$1,125,000 | \$228              |      |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| <b>Emerald Coast Middle School</b>  | Middle     | 6–8    | 2.2 mi   |
| <b>Dune Lakes Elementary School</b> | Elementary | KG–5   | 2.7 mi   |
| <b>South Walton High School</b>     | High       | 9–12   | 4.5 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<br>CRIME INDEX | 73<br>AIR POLLUTION | 21,405<br>POPULATION | \$109K<br>MEDIAN IN-COME | 68°F<br>AVG TEMP | 60%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

## OWNERSHIP

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