

Single Family Residence **RESIDENTIAL**

12280 W RESTVIEW CT

HOMOSASSA, FL 34448

\$1,442,840 TopHap Estimate · \$402 / ft² · confidence 89 · as of Jul 14, 2026

3
BEDS

3
BATHS

3,592 ft²
LIVING AREA

1.21 ac
LOT SIZE

2001
YEAR BUILT

2
STORIES

6
PARKING

VALUATION

\$1.4M

\$1.3M low

\$1.6M high

Last Sale

\$1,500,000 · Feb 13, 2025

Est. Owner Equity

\$1,442,840

TAX & ASSESSMENT

Property Tax	\$21,731 (2025)
Assessed Value	\$1,329,120
Previous Assessed	\$1,237,585
Assessor Market Value	\$1,329,120

PROPERTY FACTS

Property Type	Single Family Residence
County	Citrus
Lot (acres)	1.21
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Pier/Post & Beam
Roof	Metal
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	Yes

Deck · 1,628 ft²

Elevator

Patio · 1,296 ft²

Porch · 1,912 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 10, 2025	Resale	Warranty Deed	\$1,500,000	\$418	
Aug 29, 2023	Financing	Intrafamily Transfer			
Jul 16, 2019	Recorded document	Correction Deed	\$100	\$0	
Jul 15, 2019	Resale	Warranty Deed	\$950,000	\$264	
Jul 16, 2019	Recorded document	Warranty Deed	\$100	\$0	
Jun 8, 2004	Resale	Grant Deed	\$825,000	\$230	\$525K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Homosassa Elementary School	Elementary	PK–5	2.0 mi
Crystal River Middle School	Middle	6–8	10.1 mi
Crystal River High School	High	9–12	10.6 mi

District: Citrus 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 34448

139 CRIME INDEX	79 AIR POLLUTION	10,919 POPULATION	\$49K MEDIAN IN-COME	71°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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