

Single Family Residence **RESIDENTIAL**

44 DUNE ROSEMARY CT

SANTA ROSA BEACH, FL 32459

\$1,250,000 TopHap Estimate · \$735 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,701 ft²

LIVING AREA

0.12 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

VALUATION

\$1.3M

\$1.1M low

\$1.4M high

Last Sale

\$1,300,000 · May 6, 2022

Est. Owner Equity

\$1,250,000

TAX & ASSESSMENT

Property Tax	\$8,494 (2024)
Assessed Value	\$923,467
Previous Assessed	\$929,893
Assessor Market Value	\$923,467

PROPERTY FACTS

Property Type	Single Family Residence
County	Walton
Lot (acres)	0.12
Roof	Metal
Heating	Forced Air
Cooling	Central
Pool	No

Deck Patio · 15 ft² Porch · 441 ft²

CLIMATE RISK

1 FLOOD	31 WILDFIRE	98 HEAT	91 STORM	27 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 5, 2022	Resale	Warranty Deed	\$1,300,000	\$764	
Oct 26, 2021	Quitclaim	Quit Claim Transfer	\$613,000	\$360	\$629K
Apr 22, 2021	Financing	Correction Deed			
Apr 22, 2021	Resale	Warranty Deed	\$775,000	\$456	\$620K
Jun 16, 2004	Resale	Warranty Deed	\$435,000	\$256	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Emerald Coast Middle School	Middle	6–8	3.2 mi
Dune Lakes Elementary School	Elementary	KG–5	3.8 mi
South Walton High School	High	9–12	6.4 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	Absentee owner
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