

Single Family Residence

RESIDENTIAL

4519 RIVER RANCH RD

MILTON, FL 32583

\$731,848 TopHap Estimate · \$246 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,974 ft²

LIVING AREA

0.91 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$732K

\$669K low

\$795K high

Last Sale

\$618,000 · Apr 27, 2020

Est. Owner Equity

\$281,848

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$5,662 (2025)
Assessed Value	\$517,167
Previous Assessed	\$502,592
Assessor Market Value	\$542,954

PROPERTY FACTS

Property Type	Single Family Residence
County	Santa Rosa
Lot (acres)	0.91
Construction	Wood (Unspecified)
Foundation	Masonry (Unspecified)
Roof	Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes

Deck · 400 ft² Shed Patio · 140 ft² Porch · 64 ft²

CLIMATE RISK

100

FLOOD

42

WILDFIRE

98

HEAT

84

STORM

27

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 16, 2020	Resale	Warranty Deed	\$618,000	\$208	\$450K
Oct 13, 2010	Quitclaim	Quit Claim Transfer			
Oct 20, 1997	Resale	Grant Deed	\$77,500	\$26	\$226K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
East Milton Elementary School	Elementary	PK–5	1.6 mi
Milton High School	High	9–12	2.9 mi
Martin Luther King Middle School	Middle	6–8	4.0 mi

District: Santa Rosa 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 32583

97 CRIME INDEX	77 AIR POLLUTION	32,370 POPULATION	\$82K MEDIAN IN-COME	67°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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