

Single Family Residence **RESIDENTIAL**

554 PLACID RUN RD

ORANGE CITY, FL 32763

\$281,424 TopHap Estimate · \$161 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,753 ft²

LIVING AREA

0.11 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$281K

\$266K low

\$297K high

Last Sale

\$192,500 · Dec 12, 2006

Est. Owner Equity

\$88,924

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$1,124 (2024)
Assessed Value	\$90,852
Previous Assessed	\$88,292
Assessor Market Value	\$268,733

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

Patio · 170 ft²

Porch · 32 ft²

CLIMATE RISK

1

FLOOD

24

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
Nov 30, 2006	Resale	Warranty Deed	\$192,500	\$110	\$193K
Dec 8, 2005	Resale	Corporation Deed	\$182,778	\$104	\$146K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Orange City Elementary School	Elementary	KG–5	0.6 mi
River Springs Middle School	Middle	6–8	1.0 mi
University High School	High	9–12	1.4 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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