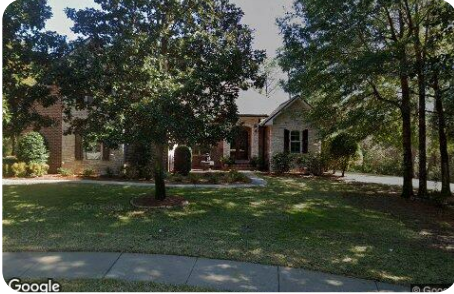


Single Family Residence **RESIDENTIAL**

9014 RUSHING RIVER WAY

NICEVILLE, FL 32578

\$964,753 TopHap Estimate · \$256 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

4
BATHS

3,764 ft²
LIVING AREA

0.83 ac
LOT SIZE

2010
YEAR BUILT

2
STORIES

VALUATION

\$965K

\$922K low

\$1M high

Last Sale

\$980,000 · Jun 16, 2021

Est. Owner Equity

\$0

Loan-to-Value

127%

TAX & ASSESSMENT

Property Tax	\$11,212 (2025)
Assessed Value	\$857,353
Previous Assessed	\$851,941
Assessor Market Value	\$857,353

PROPERTY FACTS

Property Type	Single Family Residence
County	Okaloosa
Lot (acres)	0.83
Roof	Wood
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Finished
Pool	No

Porch · 506 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 25, 2023	Financing	Gift Deed			
Jun 11, 2021	Resale	Warranty Deed	\$980,000	\$260	\$881K
Mar 26, 2010	Resale	Special Warranty Deed	\$125,000	\$33	\$94K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
C.W. Ruckel Middle School	Middle	6–8	1.3 mi
Niceville High School	High	9–12	1.3 mi
Edge Elementary School	Elementary	KG–5	2.5 mi

District: Okaloosa 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 32578

54 CRIME INDEX	78 AIR POLLUTION	35,697 POPULATION	\$108K MEDIAN IN-COME	67°F AVG TEMP	60% SUNSHINE
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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