

Single Family Residence **RESIDENTIAL**

9003 RUSHING RIVER WAY

NICEVILLE, FL 32578

\$663,344 TopHap Estimate · \$226 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,939 ft²

LIVING AREA

0.31 ac

LOT SIZE

2014

YEAR BUILT

1

STORIES

VALUATION

\$663K

\$574K low

\$752K high

Last Sale

\$497,900 · Mar 14, 2014

Est. Owner Equity

\$427,344

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$6,126 (2025)
Assessed Value	\$486,876
Previous Assessed	\$473,155
Assessor Market Value	\$655,865

PROPERTY FACTS

Property Type	Single Family Residence
County	Okaloosa
Lot (acres)	0.31
Roof	Wood
Heating	Forced Air
Cooling	Central
Garage	Garage, Finished
Pool	No

Porch · 355 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Mar 7, 2014	Resale	Warranty Deed	\$497,900	\$169	\$249K
Apr 2, 2013	Resale	Warranty Deed	\$110,000	\$37	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
C.W. Ruckel Middle School	Middle	6–8	1.1 mi
Niceville High School	High	9–12	1.1 mi
Edge Elementary School	Elementary	KG–5	2.3 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
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Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
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