

Single Family Residence **RESIDENTIAL**

9004 RUSHING RIVER WAY

NICEVILLE, FL 32578

\$1,220,336 TopHap Estimate · \$231 / ft² · confidence 82 · as of Jul 14, 2026



4

BEDS

5

BATHS

5,276 ft²

LIVING AREA

0.42 ac

LOT SIZE

2008

YEAR BUILT

3

STORIES

VALUATION

\$1.2M

\$1M low

\$1.4M high

Est. Owner Equity

\$1,220,336

TAX & ASSESSMENT

Property Tax	\$10,944 (2025)
Assessed Value	\$837,786
Previous Assessed	\$837,786
Assessor Market Value	\$1,019,328

PROPERTY FACTS

Property Type	Single Family Residence
County	Okaloosa
Lot (acres)	0.42
Roof	Wood
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Finished
Pool	No

Porch · 1,092 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 2, 2025	Financing	Intrafamily Transfer			
Nov 22, 2024	Financing	Warranty Deed			
May 23, 2024	Resale	Warranty Deed	\$1,249,000	\$237	
Aug 2, 2013	Resale	Warranty Deed	\$582,000	\$110	\$417K
Feb 27, 2008	Resale	Warranty Deed	\$715,000	\$136	\$285K
Feb 5, 2007	Resale	Warranty Deed	\$135,000	\$26	\$469K

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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