

Single Family Residence **RESIDENTIAL**

9006 RUSHING RIVER WAY

NICEVILLE, FL 32578

\$946,031 TopHap Estimate · \$230 / ft² · confidence 85 · as of Jul 14, 2026



4

BEDS

5

BATHS

4,118 ft²

LIVING AREA

0.53 ac

LOT SIZE

2008

YEAR BUILT

2

STORIES

VALUATION

\$946K

\$802K low

\$1.1M high

Last Sale

\$786,000 · Apr 4, 2008

Est. Owner Equity

\$161,696

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$8,323 (2025)
Assessed Value	\$646,933
Previous Assessed	\$628,701
Assessor Market Value	\$885,876

PROPERTY FACTS

Property Type	Single Family Residence
County	Okaloosa
Lot (acres)	0.53
Roof	Wood
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Finished
Pool	Yes

Patio · 424 ft²

Porch · 104 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 28, 2008	Resale	Warranty Deed	\$786,000	\$191	\$417K
Feb 15, 2007	Quitclaim	Quit Claim Transfer			
Sep 1, 2006	Resale	Warranty Deed	\$155,000	\$38	\$630K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
C.W. Ruckel Middle School	Middle	6–8	1.1 mi
Niceville High School	High	9–12	1.2 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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