

Single Family Residence **RESIDENTIAL**

9008 RUSHING RIVER WAY

NICEVILLE, FL 32578

\$684,837 TopHap Estimate · \$226 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,027 ft²

LIVING AREA

0.41 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

VALUATION

\$685K

\$614K low

\$755K high

Last Sale

\$594,000 · Apr 4, 2019

Est. Owner Equity

\$0

Loan-to-Value

123%

TAX & ASSESSMENT

Property Tax	\$6,902 (2025)
Assessed Value	\$548,409
Previous Assessed	\$532,953
Assessor Market Value	\$679,573

PROPERTY FACTS

Property Type	Single Family Residence
County	Okaloosa
Lot (acres)	0.41
Roof	Wood
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Finished
Pool	No

Patio · 294 ft²

Porch · 452 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 25, 2019	Resale	Warranty Deed	\$594,000	\$196	\$484K
Nov 5, 2010	Resale	Warranty Deed	\$400,000	\$132	\$250K
Dec 26, 2006	Recorded document	Warranty Deed			
Apr 4, 2006	Resale	Grant Deed	\$190,000	\$63	\$473K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
C.W. Ruckel Middle School	Middle	6–8	1.2 mi
Niceville High School	High	9–12	1.2 mi
Edge Elementary School	Elementary	KG–5	2.4 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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