

# Gadsden

County, Florida. LocalFlare, Data for Economic Development. Last updated 2026-10-04.

## Population

|                    |                             |                           |
|--------------------|-----------------------------|---------------------------|
| Population         | Change since the prior year | Change since 2020         |
| <b>44,790</b> 2025 | <b>-0.1%</b> 2024 to 2025   | <b>+2.2%</b> 2020 to 2025 |
| Census 2020        | Basis of the latest figure  |                           |
| <b>43,826</b> 2020 | <b>estimate</b> 2025        |                           |

Population, April 1: 44,790



Source: University of Florida Bureau of Economic and Business Research, Florida Estimates of Population, retrieved 2026-10-01

## Labor force

|                        |                        |                                       |
|------------------------|------------------------|---------------------------------------|
| Labor force            | Employment             | Unemployed                            |
| <b>17,093</b> Aug 2026 | <b>16,107</b> Aug 2026 | <b>986</b> Aug 2026                   |
| Unemployment rate      | Rate a year earlier    | Labor force, change on a year earlier |
| <b>5.8%</b> Aug 2026   | <b>5.3%</b> Aug 2025   | <b>+0.4%</b> Aug 2026                 |

Latest month is preliminary

**yes** Aug 2026

Unemployment rate, not seasonally adjusted: 5.8%



Source: US Bureau of Labor Statistics, Local Area Unemployment Statistics, retrieved 2026-10-01

**Sales and visitor spending:** not shown. the BusinessFlare® estimate is by place; the county's sales are on its Sales and visitor spending page

## Tourist tax

|                                  |                                         |                        |
|----------------------------------|-----------------------------------------|------------------------|
| Collections, latest month        | Change on the same month a year earlier | Last 12 months         |
| <b>\$14.4K</b> Jan 2026          | <b>-26.7%</b> Jan 2026                  | <b>\$196K</b> Jan 2026 |
| Fiscal year to date              | Series                                  |                        |
| <b>\$56.1K</b> FY2026 to 2026-01 | <b>Gadsden County</b> Jan 2026          |                        |

Tourist tax collections by month: \$14.4K

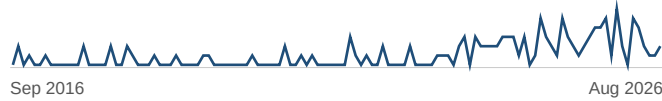


Source: Florida Department of Revenue, Local Government Tax Distributions by County (Form 4), Tourist Development Tax, retrieved 2026-09-28

## Business base

|                                                       |                              |                                           |
|-------------------------------------------------------|------------------------------|-------------------------------------------|
| Licensed food service, lodging and alcohol businesses | Food service licenses        | Lodging licenses                          |
| <b>286</b> Aug 2026                                   | <b>135</b> Aug 2026          | <b>43</b> Aug 2026                        |
| Alcoholic beverage licenses                           | New licenses, last 12 months | New business filings, last 12 months      |
| <b>108</b> Aug 2026                                   | <b>33</b> Aug 2026           | <b>660</b> Sep 2026                       |
| Change on the 12 months before                        | New filings, latest month    | Establishments                            |
| <b>+14.0%</b> Sep 2026                                | <b>58</b> Sep 2026           | <b>734</b> 2023                           |
| Employees, mid March                                  | Annual payroll               | Establishments, change on the year before |
| <b>9,539</b> 2023                                     | <b>\$476M</b> 2023           | <b>+0.4%</b> 2023                         |

New licenses by month: 2



Source: Florida DBPR active licensure base files: public food service, public lodging and retail alcoholic beverage licenses, retrieved 2026-10-01  
Source: Florida Division of Corporations (Sunbiz) bulk corporate data files, new entity filings by month, retrieved 2026-10-01  
Source: County Business Patterns and ZIP Code Business Patterns, complete data files, retrieved 2026-10-01

## Building permits

Housing units permitted, last 12 months  
**159** Aug 2026

Change on the 12 months before  
**+16.1%** Aug 2026

Permit valuation, last 12 months  
**\$27.4M** Aug 2026

Units, latest month  
**12** Aug 2026

Single family units, last 12 months  
**60** Aug 2026

Units in buildings of 5 or more, last 12 months  
**99** Aug 2026

Units, latest annual table  
**122** 2025

Housing units permitted by month: 12



Source: US Census Bureau, Building Permits Survey, place and county residential permits, retrieved 2026-10-01

## Property roll

Total just value  
**\$4.49B** 2026 preliminary

Total taxable value (non school)  
**\$1.95B** 2026 preliminary

Total taxable value (school)  
**\$2.32B** 2026 preliminary

Just value, change on the prior roll  
**+0.2%** 2025 final roll to 2026 preliminary

Taxable value (non school), change on the prior roll  
**+5.0%** 2025 final roll to 2026 preliminary

Total just value, prior roll  
**\$4.48B** 2025 final roll

New construction value  
**\$10.7M** 2026 preliminary

Parcels  
**27,927** 2026 preliminary

Median single family just value  
**\$130K** 2026 preliminary

Qualified sales, last 12 months  
**360** 2025-06 to 2026-05

Median qualified sale price  
**\$195K** 2025-06 to 2026-05

Just value, residential  
**\$2.2B** 2026 preliminary

Just value, commercial  
**\$217M** 2026 preliminary

Just value, industrial  
**\$145M** 2026 preliminary

Just value, agricultural  
**\$1.44B** 2026 preliminary

Just value, vacant  
**\$143M** 2026 preliminary

Just value, institutional  
**\$84.8M** 2026 preliminary

Just value, government  
**\$173M** 2026 preliminary

Just value, other  
**\$92.6M** 2026 preliminary

### Just value by use group

| Use group     | Parcels | Just value | Taxable (non school) | New construction | Residential units | Just value change |
|---------------|---------|------------|----------------------|------------------|-------------------|-------------------|
| Residential   | 15,535  | \$2.2B     | \$1.24B              | \$7.32M          | 15,828            | +2.1%             |
| Commercial    | 528     | \$217M     | \$193M               | \$1.24M          | n/a               | -2.4%             |
| Industrial    | 132     | \$145M     | \$104M               | \$0              | n/a               | +6.3%             |
| Agricultural  | 3,506   | \$1.44B    | \$206M               | \$1.18M          | n/a               | -0.4%             |
| Vacant        | 5,399   | \$143M     | \$115M               | \$21.6K          | n/a               | -1.7%             |
| Institutional | 476     | \$84.8M    | \$23M                | \$908K           | n/a               | -26.5%            |
| Government    | 705     | \$173M     | \$1.54M              | \$0              | n/a               | -3.7%             |
| Other         | 1,646   | \$92.6M    | \$68.4M              | \$0              | n/a               | +5.3%             |

Department of Revenue land use codes grouped: residential 001 to 009, commercial 011 to 039, industrial 041 to 049, agricultural 050 to 069, vacant 000, 010, 040 and 070, institutional 071 to 079, government 080 to 089, other 090 to 099. Taxable is the non school taxable value. Just value change compares with the 2025 final roll, summed the same way.

Parcels are placed by Census block group through the Census Bureau's block assignment file; a parcel in a block group that straddles the limits is apportioned. Census 2020 block groups; 35% of the county's just value lies in a place. Medians are over the parcels whose block group lies mostly in the place. Qualified sales: the roll's own sale fields, qualification codes 01 and 02, improved, single parcel.

Source: Florida Department of Revenue, NAL tax roll (name, address, legal), 2026 preliminary and final as posted, retrieved 2026-10-03

## Housing

Housing units

**19,144** 2020 to 2024 ACS

Owner occupied households

**11,926** 2020-2024 5-Year

Cost burdened households, all tenures (over 30% of income)

**23.4%** 2025

Assisted housing developments

**19** Assisted Housing Inventory

Median single family sale price

**\$245K** 2024

Homeownership rate: 71.0%



1990

2024

Source: Shimberg Center for Housing Studies, Florida Housing Data Clearinghouse, retrieved 2026-10-01

Occupied units

**16,872** 2020 to 2024 ACS

Renter occupied households

**4,946** 2020-2024 5-Year

Cost burdened renter households

**39.2%** 2025

Assisted units

**1,126** Assisted Housing Inventory

Vacant units

**2,272** 2020 to 2024 ACS

Homeownership rate

**70.7%** 2020 to 2024 ACS

Severely cost burdened renters (over 50%)

**22.1%** 2025

Median gross rent

**\$0.9K** 2020 to 2024 ACS

## Fiscal

Half-cent sales tax, latest month

**\$168K** Sep 2026

Half-cent sales tax, change on the 12 months before

**-6.3%** Sep 2026

State revenue sharing, last 12 months

**\$1.13M** Sep 2026

Revenues, change on the year before

**-9.5%** FY2024

Revenues per resident

**\$2.68K** FY2024

Half-cent sales tax, fiscal year to date

**\$1.8M** FY2026 to 2026-09

State revenue sharing, latest month

**\$93.6K** Sep 2026

State revenue sharing, change on the 12 months before

**+2.7%** Sep 2026

Total expenditures

**\$117M** FY2024

Long-term debt outstanding at year end

**\$9.42M** FY2024

Half-cent sales tax, last 12 months

**\$1.8M** Sep 2026

State revenue sharing, fiscal year to date

**\$1.13M** FY2026 to 2026-09

Total revenues

**\$120M** FY2024

Expenditures, change on the year before

**-11.1%** FY2024

Long-term debt, change on the year before

**-13.5%** FY2024

Half-cent sales tax distributions by month: \$168K



Oct 2016

Sep 2026

Source: Florida Department of Revenue, Revenue Confirmation Online, distributions to local governments, retrieved 2026-10-01

Source: Florida Office of Economic and Demographic Research, Expenditures and Revenues Reported by Florida's County and Municipal Governments, retrieved 2026-10-01

Source: Florida Department of Financial Services, LOGERx local government Annual Financial Report data, long-term debt outstanding, retrieved 2026-10-04

## Bank deposits

Deposits

**\$280M** June 30, 2026

Branches

**3** June 30, 2026

Branches closed since the survey a year earlier

**0** June 30, 2026

Deposits, June 30 each year: \$280M



1994

2026

Source: FDIC Summary of Deposits, Florida offices, every June 30 since 1994, retrieved 2026-10-01

Change on a year earlier

**+7.0%** June 30, 2026

Institutions

**2** June 30, 2026

Change, real

**+3.7%** June 30, 2026

Branches opened since the survey a year earlier

**0** June 30, 2026

## Sources

**University of Florida Bureau of Economic and Business Research, Florida Estimates of Population**

<https://bebr.ufl.edu/population/>, retrieved 2026-10-01

**US Bureau of Labor Statistics, Local Area Unemployment Statistics**

<https://www.bls.gov/lau/>, retrieved 2026-10-01

**Florida Department of Revenue, Local Government Tax Distributions by County (Form 4), Tourist Development Tax**

<https://floridarevenue.com/dataportal/Pages/TaxResearch.aspx>, retrieved 2026-09-28

**Florida DBPR active licensure base files: public food service, public lodging and retail alcoholic beverage licenses**

<https://www2.myfloridalicense.com/hotels-restaurants/public-records/>, retrieved 2026-10-01

**Florida Division of Corporations (Sunbiz) bulk corporate data files, new entity filings by month**

<https://dos.fl.gov/sunbiz/other-services/data-downloads/>, retrieved 2026-10-01

**County Business Patterns and ZIP Code Business Patterns, complete data files**

<https://www2.census.gov/programs-surveys/cbp/datasets/>, retrieved 2026-10-01

**US Census Bureau, Building Permits Survey, place and county residential permits**

<https://www.census.gov/construction/bps/>, retrieved 2026-10-01

**Florida Department of Revenue, NAL tax roll (name, address, legal), 2026 preliminary and final as posted**

[https://floridarevenue.com/property/Pages/DataPortal\\_RequestAssessmentRollGISData.aspx](https://floridarevenue.com/property/Pages/DataPortal_RequestAssessmentRollGISData.aspx), retrieved 2026-10-03

**Florida Department of Revenue, NAL tax roll, 2025 (2025F), from the data portal's public records folders**

<https://floridarevenue.com/property/dataportal/Pages/default.aspx?path=/property/dataportal/Documents/PTO%20Data%20Portal/~Public%20Records>, retrieved 2026-10-04

**Shimberg Center for Housing Studies, Florida Housing Data Clearinghouse**

<https://flhousingdata.shimberg.ufl.edu/>, retrieved 2026-10-01

**Florida Department of Revenue, Revenue Confirmation Online, distributions to local governments**

<https://taxapps.floridarevenue.com/RevenueConfirmationOnline/Distribution>, retrieved 2026-10-01

**Florida Office of Economic and Demographic Research, Expenditures and Revenues Reported by Florida's County and Municipal Governments**

<https://edr.state.fl.us/Content/local-government/data/revenues-expenditures/index.cfm>, retrieved 2026-10-01

**Florida Department of Financial Services, LOGERx local government Annual Financial Report data, long-term debt outstanding**

<https://logerx.myfloridacfo.gov/LogerX/PublicReportsMenu>, retrieved 2026-10-04

**FDIC Summary of Deposits, Florida offices, every June 30 since 1994**

<https://banks.data.fdic.gov/bankfind-suite/SOD>, retrieved 2026-10-01