

Madison

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

Population

Population
18,859 2025

Change since the prior year
+1.1% 2024 to 2025

Change since 2020
+5.0% 2020 to 2025

Census 2020
17,968 2020

Basis of the latest figure
estimate 2025

Population, April 1: 18,859



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

Labor force

Labor force
6,940 Aug 2026

Employment
6,576 Aug 2026

Unemployed
364 Aug 2026

Unemployment rate
5.2% Aug 2026

Rate a year earlier
5.2% Aug 2025

Labor force, change on a year earlier
-0.2% Aug 2026

Latest month is preliminary
yes Aug 2026

Unemployment rate, not seasonally adjusted: 5.2%



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
\$15.8K Jan 2026

Change on the same month a year earlier
-31.8% Jan 2026

Last 12 months
\$220K Jan 2026

Fiscal year to date
\$63K FY2026 to 2026-01

Series
Madison County Jan 2026

Tourist tax collections by month: \$15.8K



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
103 Aug 2026

Food service licenses
43 Aug 2026

Lodging licenses
16 Aug 2026

Alcoholic beverage licenses
44 Aug 2026

New licenses, last 12 months
8 Aug 2026

New business filings, last 12 months
267 Sep 2026

Change on the 12 months before
+7.7% Sep 2026

New filings, latest month
19 Sep 2026

Establishments
328 2023

Employees, mid March
3,264 2023

Annual payroll
\$130M 2023

Establishments, change on the year before
-0.6% 2023

New licenses by month: 1



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
42 Aug 2026

Change on the 12 months before
+5.0% Aug 2026

Permit valuation, last 12 months
\$20.3M Aug 2026

Units, latest month
4 Aug 2026

Single family units, last 12 months
40 Aug 2026

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

Units, latest annual table
39 2025

Housing units permitted by month: 4



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

Property roll

Total just value
\$2.29B 2026 preliminary

Total taxable value (non school)
\$980M 2026 preliminary

Total taxable value (school)
\$1.14B 2026 preliminary

Just value, change on the prior roll
+5.0% 2025 final roll to 2026 preliminary

Taxable value (non school), change on the prior roll
+8.4% 2025 final roll to 2026 preliminary

Total just value, prior roll
\$2.18B 2025 final roll

New construction value
\$39.8M 2026 preliminary

Parcels
16,483 2026 preliminary

Median single family just value
\$133K 2026 preliminary

Qualified sales, last 12 months
172 2025-06 to 2026-05

Median qualified sale price
\$170K 2025-06 to 2026-05

Just value, residential
\$804M 2026 preliminary

Just value, commercial
\$105M 2026 preliminary

Just value, industrial
\$96.5M 2026 preliminary

Just value, agricultural
\$952M 2026 preliminary

Just value, vacant
\$116M 2026 preliminary

Just value, institutional
\$65M 2026 preliminary

Just value, government
\$108M 2026 preliminary

Just value, other
\$44.5M 2026 preliminary

Just value by use group

Use group	Parcels	Just value	Taxable (non school)	New construction	Residential units	Just value change
Residential	5,279	\$804M	\$401M	\$17M	5,920	+3.8%
Commercial	293	\$105M	\$89.3M	\$2.23M	n/a	+9.4%
Industrial	44	\$96.5M	\$92.1M	\$113K	n/a	+10.9%
Agricultural	5,726	\$952M	\$258M	\$15.8M	n/a	+2.6%
Vacant	4,225	\$116M	\$92.7M	\$1.23M	n/a	+9.8%
Institutional	200	\$65M	\$16.1M	\$2.8M	n/a	+9.3%
Government	449	\$108M	\$0	\$382K	n/a	+15.2%
Other	267	\$44.5M	\$30.5M	\$266K	n/a	+17.2%

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; 20% 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

8,418 2020 to 2024 ACS

Owner occupied households

5,121 2020-2024 5-Year

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

24.3% 2025

Assisted housing developments

7 Assisted Housing Inventory

Median single family sale price

\$218K 2024

Homeownership rate: 73.0%



1990

2024

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

Occupied units

6,976 2020 to 2024 ACS

Renter occupied households

1,855 2020-2024 5-Year

Cost burdened renter households

37.7% 2025

Assisted units

337 Assisted Housing Inventory

Vacant units

1,442 2020 to 2024 ACS

Homeownership rate

73.4% 2020 to 2024 ACS

Severely cost burdened renters (over 50%)

17.2% 2025

Median gross rent

\$0.9K 2020 to 2024 ACS

Fiscal

Half-cent sales tax, latest month

\$43.4K Sep 2026

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

-12.3% Sep 2026

State revenue sharing, last 12 months

\$492K Sep 2026

Revenues, change on the year before

+10.7% FY2025

Revenues per resident

\$5.35K FY2025

Half-cent sales tax, fiscal year to date

\$527K FY2026 to 2026-09

State revenue sharing, latest month

\$41K Sep 2026

State revenue sharing, change on the 12 months before

+2.5% Sep 2026

Total expenditures

\$100M FY2025

Long-term debt outstanding at year end

\$2.79M FY2025

Half-cent sales tax, last 12 months

\$527K Sep 2026

State revenue sharing, fiscal year to date

\$492K FY2026 to 2026-09

Total revenues

\$101M FY2025

Expenditures, change on the year before

+13.7% FY2025

Long-term debt, change on the year before

+173.4% FY2025

Half-cent sales tax distributions by month: \$43.4K



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

\$284M 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: \$284M



1994

2026

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

Change on a year earlier

+3.9% June 30, 2026

Institutions

3 June 30, 2026

Change, real

+0.7% June 30, 2026

Branches opened since the survey a year earlier

0 June 30, 2026

Sources

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

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