

St. Johns

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

Population

Population
348,336 2025

Change since the prior year
+5.1% 2024 to 2025

Change since 2020
+27.4% 2020 to 2025

Census 2020
273,425 2020

Basis of the latest figure
estimate 2025

Population, April 1: 348,336



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

Labor force

Labor force
157,452 Aug 2026

Employment
150,068 Aug 2026

Unemployed
7,384 Aug 2026

Unemployment rate
4.7% Aug 2026

Rate a year earlier
4.3% Aug 2025

Labor force, change on a year earlier
-0.4% Aug 2026

Latest month is preliminary
yes Aug 2026

Unemployment rate, not seasonally adjusted: 4.7%



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
\$2.44M Jul 2026

Change on the same month a year earlier
+6.5% Jul 2026

Last 12 months
\$24.1M Jul 2026

Fiscal year to date
\$21.2M FY2026 to 2026-07

Series
St. Johns County Jul 2026

Tourist tax collections by month: \$2.44M



Source: St. Johns County Tourist Development Tax monthly fiscal year sheets (Tax Collector figures), retrieved 2026-09-29

Business base

Licensed food service, lodging and alcohol businesses
3,199 Aug 2026

Food service licenses
984 Aug 2026

Lodging licenses
1,412 Aug 2026

Alcoholic beverage licenses
803 Aug 2026

New licenses, last 12 months
183 Aug 2026

New business filings, last 12 months
8,272 Sep 2026

Change on the 12 months before
+12.1% Sep 2026

New filings, latest month
527 Sep 2026

Establishments
8,633 2023

Employees, mid March
80,082 2023

Annual payroll
\$4.04B 2023

Establishments, change on the year before
+4.1% 2023

New licenses by month: 6



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
3,428 Aug 2026

Change on the 12 months before
-37.1% Aug 2026

Permit valuation, last 12 months
\$936M Aug 2026

Units, latest month
338 Aug 2026

Single family units, last 12 months
3,115 Aug 2026

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

Units, latest annual table
4,735 2025

Housing units permitted by month: 338



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

Property roll

Total just value
\$89.6B 2026 preliminary

Total taxable value (non school)
\$60.5B 2026 preliminary

Total taxable value (school)
\$64.6B 2026 preliminary

Just value, change on the prior roll
+3.0% 2025 final roll to 2026 preliminary

Taxable value (non school), change on the prior roll
+6.7% 2025 final roll to 2026 preliminary

Total just value, prior roll
\$87B 2025 final roll

New construction value
\$2.53B 2026 preliminary

Parcels
168,448 2026 preliminary

Median single family just value
\$439K 2026 preliminary

Qualified sales, last 12 months
9,350 2025-06 to 2026-05

Median qualified sale price
\$492K 2025-06 to 2026-05

Just value, residential
\$73.4B 2026 preliminary

Just value, commercial
\$5.67B 2026 preliminary

Just value, industrial
\$1.29B 2026 preliminary

Just value, agricultural
\$1.64B 2026 preliminary

Just value, vacant
\$2.82B 2026 preliminary

Just value, institutional
\$1.54B 2026 preliminary

Just value, government
\$2.62B 2026 preliminary

Just value, other
\$635M 2026 preliminary

Just value by use group

Use group	Parcels	Just value	Taxable (non school)	New construction	Residential units	Just value change
Residential	141,159	\$73.4B	\$50.8B	\$2.02B	147,527	+2.5%
Commercial	3,376	\$5.67B	\$5.04B	\$175M	n/a	+8.8%
Industrial	694	\$1.29B	\$1.15B	\$212M	n/a	+28.4%
Agricultural	1,627	\$1.64B	\$194M	\$3.68M	n/a	+4.5%
Vacant	15,733	\$2.82B	\$2.38B	\$1.41M	n/a	-5.3%
Institutional	471	\$1.54B	\$593M	\$105M	n/a	+21.6%
Government	1,707	\$2.62B	\$0	\$15M	n/a	+1.6%
Other	3,681	\$635M	\$348M	\$706K	n/a	-18.7%

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; 54% 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

147,532 2020 to 2024 ACS

Owner occupied households

111,508 2024 1-Year

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

25.8% 2025

Assisted housing developments

23 Assisted Housing Inventory

Median single family sale price

\$510K 2024

Homeownership rate: 82.0%



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

Occupied units

132,465 2020 to 2024 ACS

Renter occupied households

20,957 2024 1-Year

Cost burdened renter households

49.0% 2025

Assisted units

1,461 Assisted Housing Inventory

Vacant units

15,067 2020 to 2024 ACS

Homeownership rate

84.2% 2020 to 2024 ACS

Severely cost burdened renters (over 50%)

21.2% 2025

Median gross rent

\$2.06K 2020 to 2024 ACS

Fiscal

Half-cent sales tax, latest month

\$2.68M Sep 2026

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

-2.2% Sep 2026

State revenue sharing, last 12 months

\$12.1M Sep 2026

Revenues, change on the year before

+39.5% FY2025

Revenues per resident

\$6.19K FY2025

Half-cent sales tax, fiscal year to date

\$30.8M FY2026 to 2026-09

State revenue sharing, latest month

\$1.04M Sep 2026

State revenue sharing, change on the 12 months before

+7.5% Sep 2026

Total expenditures

\$1.94B FY2025

Long-term debt outstanding

Long-term debt is not shown: no LOGERx Annual Financial Report filing matched this government

Half-cent sales tax, last 12 months

\$30.8M Sep 2026

State revenue sharing, fiscal year to date

\$12.1M FY2026 to 2026-09

Total revenues

\$2.15B FY2025

Expenditures, change on the year before

+36.2% FY2025

Half-cent sales tax distributions by month: \$2.68M



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

Bank deposits

Deposits

\$7.52B June 30, 2026

Branches

61 June 30, 2026

Branches closed since the survey a year earlier

1 June 30, 2026

Deposits, June 30 each year: \$7.52B



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

Change on a year earlier

-1.5% June 30, 2026

Institutions

18 June 30, 2026

Change, real

-4.6% June 30, 2026

Branches opened since the survey a year earlier

4 June 30, 2026

Sources

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

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