



Navigating North Florida

RELOCATION GUIDE

THINGS TO DO | PLACES TO EAT | SIGHTS TO SEE



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gina t graham
REALTOR STAGER DESIGNER



GINA T GRAHAM – HERRON REAL ESTATE

Your Local Expert Across Jacksonville and Northeast Florida

Relocating to a new area comes with a lot of decisions—and having the right team makes all the difference.

Welcome! I am Gina Graham, a 30 year resident of North Florida. I specialize in helping buyers navigate the entire Jacksonville market, including St. Johns County and surrounding communities.

Whether you're searching for coastal living, a family-friendly neighborhood, or a new construction home, we provide:

- Local insight on neighborhoods and lifestyle
- Guidance on pricing, timing, and opportunities
- Access to homes across the entire market
- A smooth, step-by-step buying experience
- Guidance with any updates needed with your new home

Let's navigate North Florida together!

Local Living

Jacksonville offers a warm, coastal climate that's noticeably milder than much of the United States, especially during the winter months. Residents enjoy long summers, mild winters, and over 220 sunny days each year—making outdoor living a big part of daily life. When it comes to cost of living, Jacksonville is generally more affordable than many other major Florida cities. Buyers often find more space and value for their money, along with the added benefit of no state income tax. Combined with its lifestyle and growth, the area offers a strong balance of comfort and value.

CLIMATE

Jacksonville offers warm weather year-round with over 220 sunny days annually. Summers are hot and coastal, while winters are mild and comfortable.



River to Beach within minutes



COST OF LIVING

Compared to other major Florida cities, Jacksonville offers more home for your money. With no state income tax and a wide range of housing options, it's an attractive place to live and invest.

DEMOGRAPHICS

POPULATION

LOCAL
POPULATION

1.6M+ (Metro Area)



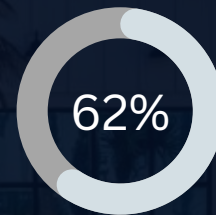
MEDIAN
AGE

36

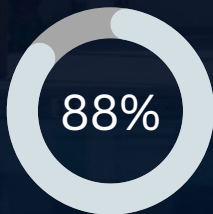


POPULATION

18-64



EDUCATION



HIGH SCHOOL
GRADUATE / GED

MEDIAN INCOME



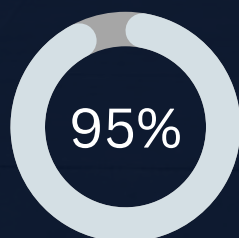
\$65,000



COLLEGE
DEGREE

EMPLOYMENT

RATE



Major Industries:

- Healthcare
- Finance
- Logistics & Transportation
- Military & Government

Duval County (Jacksonville)

- Large and diverse school district
- Magnet and specialty programs
- Private and charter school options

St. Johns County

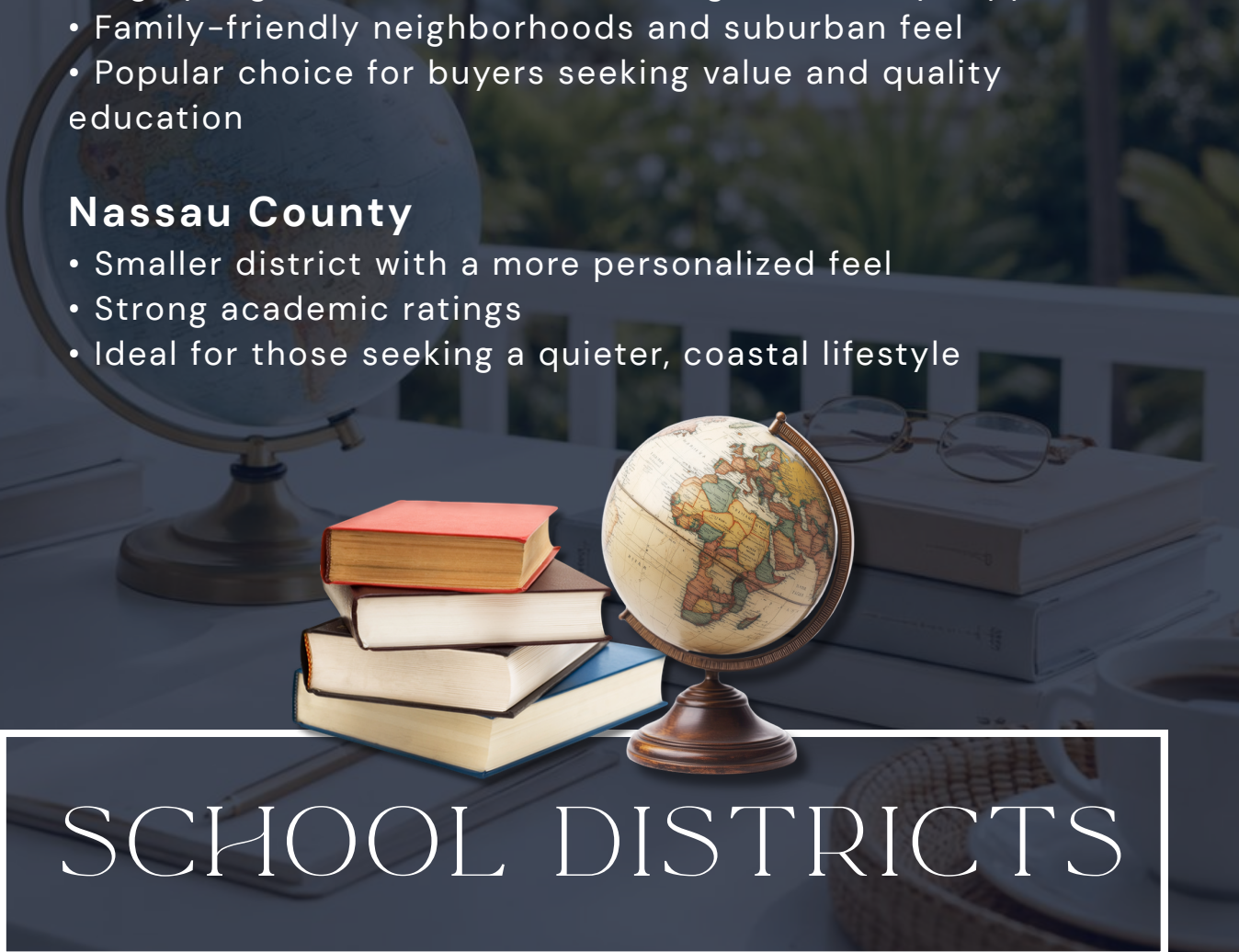
- Consistently ranked among the top school districts in Florida
- Strong academic performance
- A major reason many families relocate to the area

Clay County

- Highly regarded schools with strong community support
- Family-friendly neighborhoods and suburban feel
- Popular choice for buyers seeking value and quality education

Nassau County

- Smaller district with a more personalized feel
- Strong academic ratings
- Ideal for those seeking a quieter, coastal lifestyle

A desk with educational items: a large globe, a stack of books, a small globe, and a pair of glasses.

SCHOOL DISTRICTS

HEALTHCARE

MAYO CLINIC

World-renowned for specialized care, research, and top-ranked patient outcomes.

4500 SAN PABLO RD S, JACKSONVILLE, FL 32224

BAPTIST MEDICAL CENTER

One of the largest and most trusted healthcare systems in the area, with multiple locations and comprehensive services.

800 PRUDENTIAL DR, JACKSONVILLE, FL 32207

UF HEALTH JACKSONVILLE

Academic medical center known for innovation, research, and advanced treatment options.

655 W 8TH ST, JACKSONVILLE, FL 32209

ASCENSION ST. VINCENT'S

Provides high-quality care with a strong network of hospitals and specialists throughout the region.

1 SHIRCLIFF WAY, JACKSONVILLE, FL 32204

MEMORIAL HOSPITAL

Full-service hospital offering emergency care, surgical services, and specialty programs.

3625 UNIVERSITY BLVD S, JACKSONVILLE, FL 32216

NEIGHBORHOODS

RIVERSIDE & AVONDALE



Historic charm, walkable streets, and a strong sense of community with local shops and dining.

SAN MARCO



Upscale and centrally located, known for dining, shopping, and river views.

MANDARIN



Named for the Mandarin Orange in 1830 and located along the St Johns River. Majestic oaks showcase the beauty and history of this area.

ST JOHNS



St. Johns County is one of the most sought-after areas in Northeast Florida, known for top-rated schools, newer homes, and well-planned communities just minutes from Jacksonville. Family oriented or young people? Easy access to shops and restaurants? Quirky? Quaint? Bustling?

NEIGHBORHOODS

NOCATEE



A nationally recognized master-planned community with resort-style amenities, water parks, trails, and a strong sense of community.

PONTE VEDRA BEACH



Luxury coastal living with golf course communities, privacy, and proximity to the ocean.

JACKSONVILLE BEACH



Relaxed coastal lifestyle with easy beach access and an active atmosphere.

ST. AUGUSTINE



Historic coastal charm with cobblestone streets, waterfront views, and a unique blend of culture, dining, and modern living.

THINGS TO DO

ST. AUGUSTINE

Explore the nation's oldest city, known for its historic charm, cobblestone streets, waterfront views, and unique shops and dining.



ST. JOHNS TOWN CENTER

A premier destination for shopping, dining, and entertainment with a mix of high-end and popular retail.

RIVERSIDE ARTS MARKET

A local favorite featuring vendors, food, live music, and a vibrant community atmosphere every weekend.



FAMILY FUN

HANNA PARK

20 miles of hiking and biking trails, camping, fishing and a splash pad for the kids. Paddle sports rentals. Public beach access.



FRIENDSHIP FOUNTAIN

The fountain has nightly lights and music shows. Nearby is the St Johns River Park with a playground. Walk along the Riverwalk or visit the nearby MOSH Museum.



JACKSONVILLE ZOO

Award-winning Zoo and Botanical Gardens. 122 acres of over 2000 rare and exotic animals. Explore immersive habitats, peaceful gardens and ride the train!



CULINARY SCENE



1

RH ROOFTOP RESTAURANT (RESTORATION HARDWARE)

Upscale dining in a stunning rooftop setting with an elegant atmosphere and signature dishes.



2

COWFORD CHOPHOUSE

A modern steakhouse in a historic downtown building with premium steaks and a rooftop bar overlooking the city.



3

RIVER & FORT

Located in St. Augustine, offering elevated coastal cuisine and a rooftop with incredible views.



4

VALLEY SMOKE

A stylish BBQ and whiskey spot in Ponte Vedra, known for smoked meats, craft cocktails, and a lively atmosphere.



5

TACOLU

A fun, laid-back beach spot with creative tacos and a vibrant atmosphere.

Under Construction IN DOWNTOWN



ANNUAL EVENTS



THE PLAYERS Championship

One of the most prestigious golf tournaments in the world, held annually at TPC Sawgrass in Ponte Vedra. This event brings together top players, fans, and a vibrant atmosphere each spring.



Jacksonville Jazz Festival

A multi-day downtown event featuring live music, local food vendors, and entertainment, attracting visitors from across the country.



Florida-Georgia Game Weekend

An iconic college football rivalry that transforms Jacksonville into a high-energy destination filled with events, tailgates, and celebrations.



Nights of Lights – St. Augustine

A nationally recognized holiday event where the historic city is covered in millions of white lights, creating a magical atmosphere with shopping, dining, and seasonal festivities.

Relocating?

Let's find your community and dream house together.

Over 25 years of living in Jacksonville, we can help you find the right home with confidence—from Jacksonville to St. Johns County, Ponte Vedra, and St. Augustine.

www.navigatingnorthflorida.com



gtg gina t graham
REALTOR · STAGER · DESIGNER



LET'S GET COFFEE AT
OUR NEW LOCATION

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