

Jacksonville, FL RELOCATION GUIDE

NEIGHBORHOODS, THINGS TO DO,
FOOD, & MORE



KAREN SAEZ

YOUR LOCAL REALTOR®

Serving Jacksonville and the
Surrounding Areas

follow on



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hey there,

NICE TO MEET YOU!

SO YOU'RE READY TO MAKE THE MOVE?

I'm Karen, and I'm committed to making your move to a new city as smooth as possible.

Relocating is one of the biggest financial decisions you'll make, often in a place you've barely visited. That's what pushed me to do things differently. To be the kind of agent who actually prepares you, guides you, and stays with you every step of the way.

MY GOAL IS SIMPLE: THE RIGHT HOME,
RIGHT NEIGHBORHOOD, RIGHT PRICE,
WITHOUT WASTING YOUR TIME

I'm here to look out for your best interests at every turn, making the transition as smooth and stress-free as possible — whether you're moving across the state or across the country.

Ready for a different kind of relocation experience? Let's get started.

LET'S FIND YOUR PLACE IN JACKSONVILLE

KAREN SAEZ, REALTOR





WHY JACKSONVILLE?

10 REASON TO LIVE HERE...

1

A DOWNTOWN ON THE RISE

Riverfront dining, breweries, live music, the river cutting through the city and new football stadium.

2

THE BEACHES

From Atlantic Beach to Ponte Vedra, world-class coastline just minutes from your front door.

3

OUTDOOR LIFESTYLE

Kayak the springs, golf-year round, or catch sunset on the Intracoastal.

4

THE FOOD SCENE

From fresh Mayport shrimp to trendy new spots, to Michelin guide restaurants.

5

BOOMING JOB MARKET

Healthcare, finance and logistics are hiring, making Jacksonville one of the Southeast's fastest growing economies.

6

NEW DEVELOPMENT

New downtown riverfront projects, a stadium overhaul, and fast-growing suburbs like Nocatee and St. Johns County.

7

EASY ACCESS TO EVERYTHING

Major highways, an international airport, and Florida's top destinations all just a short drive away.

8

YEAR ROUND COMMUNITY EVENTS

Festivals, farmers markets, and riverfront celebrations keep every season full of something to do.

9

NO STATE INCOME TAX

Keep more of your paycheck while enjoying the sunshine, space and coastal charm.

10

CAREER & MILITARY HUB

Major employers and a strong military presence with two local military bases..



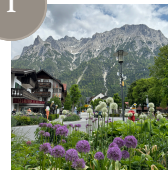
WHERE TO LIVE

4 AREAS OF TOWN WORTH EXPLORING



EXPLORE EACH NEIGHBORHOOD

1



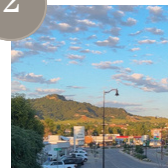
ST. JOHN'S COUNTY

Size: ~27 sq mi

Population: ~27,000

My Local tip: *The amenities are amazing and this is a big golf cart community.*

2



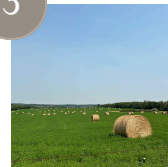
THE BEACHES

Size: ~17 sq mi

Population: ~58,000

My Local tip: *Atlantic Beach is more quiet and walkable; Jax Beach brings the nightlife and events.*

3



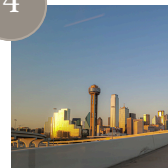
MANDARIN

Size: ~40 sq mi

Population: ~70,000

My Local tip: *Old Mandarin along the river hides moss-draped oaks and some of the area's prettiest lots.*

4



RIVERSIDE

Size: ~4-5 sq mi

Population: ~22,000

My Local tip: *Park in Five Points, walk to dinner, it's the most walkable pocket in the city..*

BUDGET BREAKDOWN

REALISTIC LOOK AT HOMES IN OUR AREA AT
DIFFERENT PRICE POINTS

Mandarin



\$ 589,000



5 bds | 3 ba | 2,839 sqft
12743 Camellia Bay Drive E
Jacksonville, FL 32223

Great schools, centrally located.

Nocatee



\$ 589,000



5 bds | 4 ba | 3,108 sqft
524 E Silverthorn Lane
Ponte Vedra, FL 32081

*Upscale beaches, golf town,
excellent schools.*

Fernandina Beach



\$ 589,000



3 bds | 2 ba | 2,346 sqft
95308 Creekstone Drive
Fernandina Beach, FL 32034

*Historic downtown, quiet beaches,
small town charm.*



Prices change. Inventory changes

The best way to understand what's
available today is a quick conversation

TEXT ME **YOUR BUDGET** AND I'LL
HOMES THAT ACTUALLY MATCH IT.

COST OF LIVING SNAPSHOT

WHAT DOES EVERYDAY LIFE COST?

HOUSING

\$369K



Median Home Price

GROCERIES

**\$600-
\$850/mo**



Monthly Family Budget

UTILITIES

**\$260-
\$340/mo**



*Average Monthly Utilities
(Electric, Water, Gas)*

PROPERTY TAXES

\$3,200/yr



*Average Annual
Property Taxes*

TRANSPORTATION

\$3.15/gal



*Average Gas Price
(Per Gallon)*

HEALTH CARE

**\$40-
\$120/visit**



*Average Doctor Visit
(With Insurance)*



EVERY FAMILY SPENDS DIFFERENTLY.
TEXT ME YOUR BUDGET AND I'LL RUN THE NUMBERS FOR YOUR MOVE.

JOBS & ECONOMY SNAPSHOT

A LOOK AT THE LOCAL ECONOMY AND WHAT'S DRIVING GROWTH.



JOB GROWTH
(Past 5 years)

+2x

*Stronger and faster than
U.S. Average*



UNEMPLOYMENT RATE
(Current)

0.9%

*Lower than
National Average*



MEDIAN HOUSEHOLD
INCOME

\$78,540

*Growing Year
Over Year*



MAJOR INDUSTRIES

*Healthcare
Technology
Manufacturing
Logistics
Finance*



A Thriving Place to Build Your Future

Our area continues to attract major companies, entrepreneurs, and innovators—creating jobs, supporting local businesses, and strengthening our community.



2,400+

Local businesses and
growing



A+

Business Climate



#1 (Regional Ranking)

Best places to live
& work

Why it Matters?

A strong local economy means more stability, more opportunities, and a better quality of life for you and your family.



JACKSONVILLE

MY PERSONAL PICKS



COFFEE + BREAKFAST

Bold Bean Coffee Roasters	Grumpy's
Vagabond Coffee	First Watch
Brew Five Points	Maple Street Biscuit
Le Petit Paris	Canopy Road Cafe



LUNCH + QUICK BITES

Mambo's Cuban Cafe	Zen Dumpling
Angie's Subs	Kairos Jax
Arepa Please	Town Hall
The Bearded Pig	Chicken Salad Chick
Chanco King	Julington Creek Fish Camp



DINNER + DESSERT

The Chocolate Bar	Orsay
Whiskey Cake Jacksonville	Tous Le Jours
Rustic 21 Bistro	Bb's Restaurant
5 th Element Indian	River & Post
River & Fort	Josephine
Cowford Chophouse	Taverna
David's Restaurant	Ember & Iron
Matthew's	Chophouse 13
Biscottis	14 Prime
Rue Saint Marc	Hawkers Asian Street Food

EXPLORE THE BEST OF OUR CITY

THINGS TO DO



PARKS & OUTDOORS

- Little Talbot State Park
- Hanna Park
- Jacksonville Arboretum & Botanical Gardens
- River Front Plaza
- Boneyard Beach

FOOD & DRINK

- La Takeria
- Safe Harbor Seafood
- Black Pearl
- Zen Dumpling
- Mechanism Coffee

SHOPPING

- The Avenues Mall
- St. John's Town center
- The Shopper of Avondale
- San Marco Square
- St. Augustine Outlets

ENTERTAINMENT

- Jacksonville Jaguar Stadium
- The Beaches
- The Florida Theatre
- Riverside Arts Market
- Cummer Museum of Art & Gardens

WEEKEND GETAWAYS

- Old town St. Augustine (25-30 mins)
- Amelia Island/Fernandina Beach (45-50 mins)
- Daytona Beach (1.5 hrs)
- Savannah, GA (2 hrs)
- Orlando (2-2.5 hrs)

FAMILY FAVORITES

- Jacksonville Zoo
- Museum of Science & History
- Catty Shack Ranch
- Alligator Farm
- Urban Air
- Escape Rooms

There's so much to do in our city!

Jacksonville, FL Edition

FREQUENTLY ASKED:



ARE THE SUMMERS REALLY THAT HOT?

They're definitely warm, but probably not as bad as you're imagining.

Most summer days land in the upper 80s and mid 90s, and yes, humidity is part of life here. The trade-off? You get a long outdoor season, green landscapes, and patio weather for much of the year.

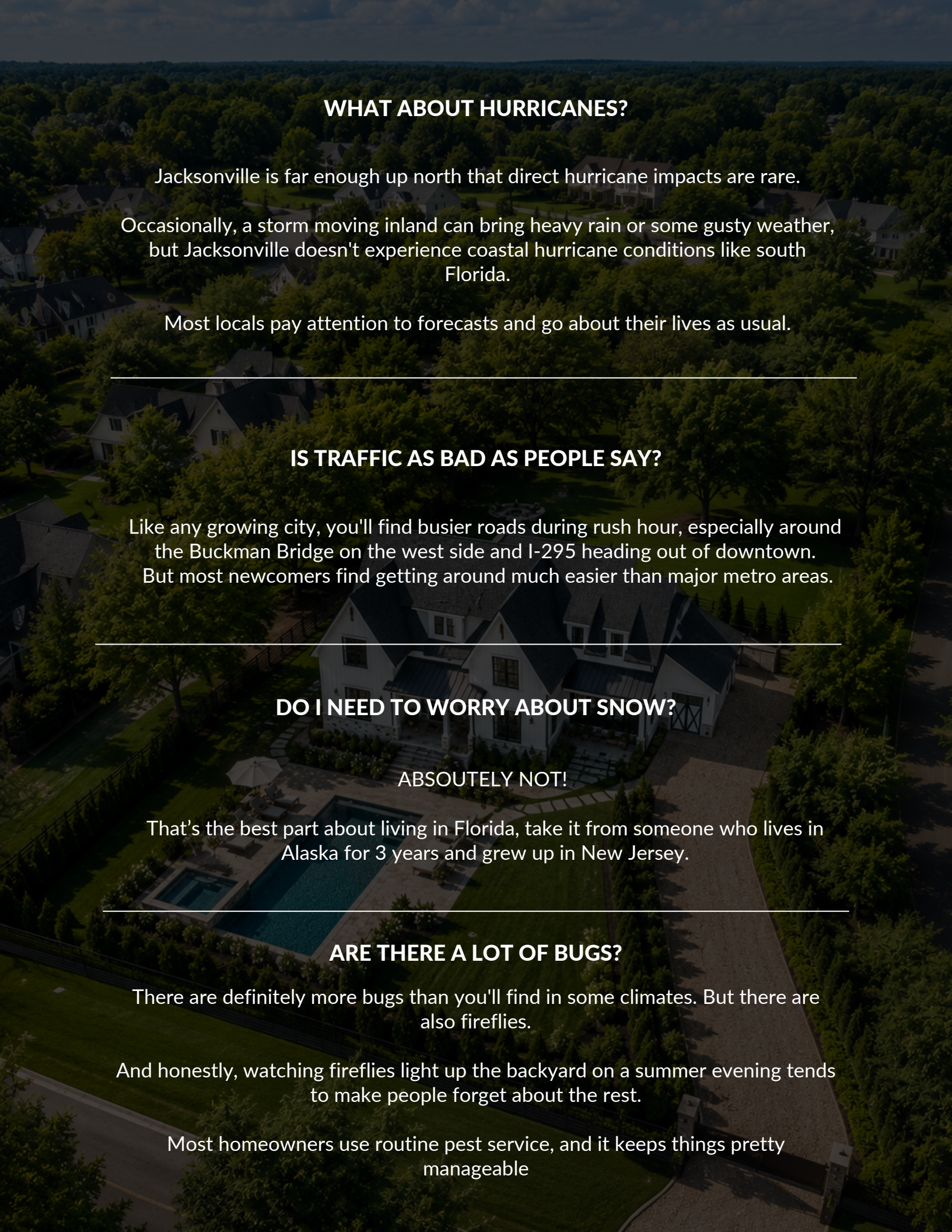
Most newcomers adjust pretty quickly—and you'll soon learn why everyone heads to the springs, river, beach or pool on the hottest weekends.

DOES FLORIDA REALLY HAVE NO STATE INCOME TAX?

Yes — Florida really has no state income tax! It's one of the biggest perks people notice when they move here, and honestly one of the first things people get excited about.

Here's what it means for you: whatever you earn, Florida doesn't take a cut of it at the state level. No state tax on your wages, your salary, or even retirement income like pensions and Social Security.

So if you're coming from a state like New York, New Jersey, or California, that's money staying right in your pocket every single paycheck. A lot of my clients are genuinely surprised at how much of a difference it makes month to month.



WHAT ABOUT HURRICANES?

Jacksonville is far enough up north that direct hurricane impacts are rare.

Occasionally, a storm moving inland can bring heavy rain or some gusty weather, but Jacksonville doesn't experience coastal hurricane conditions like south Florida.

Most locals pay attention to forecasts and go about their lives as usual.

IS TRAFFIC AS BAD AS PEOPLE SAY?

Like any growing city, you'll find busier roads during rush hour, especially around the Buckman Bridge on the west side and I-295 heading out of downtown. But most newcomers find getting around much easier than major metro areas.

DO I NEED TO WORRY ABOUT SNOW?

ABSOUTELY NOT!

That's the best part about living in Florida, take it from someone who lives in Alaska for 3 years and grew up in New Jersey.

ARE THERE A LOT OF BUGS?

There are definitely more bugs than you'll find in some climates. But there are also fireflies.

And honestly, watching fireflies light up the backyard on a summer evening tends to make people forget about the rest.

Most homeowners use routine pest service, and it keeps things pretty manageable



YOUR RELOCATION ROADMAP

MOVING DOESN'T HAVE TO FEEL OVERWHELMING.
HERE'S WHAT THE PROCESS TYPICALLY LOOKS LIKE:

1

LET'S TALK

We'll start with a quick conversation about your goals, timeline, budget, commute, schools, and the lifestyle you're hoping to create.

Outcome: We'll determine which areas make the most sense for you.

3

FIND THE RIGHT HOME

Whether you're touring in person or from out of state, I'll help you evaluate homes, negotiate strategically, and navigate the entire process.

Outcome: You'll have a home under contract.

2

EXPLORE YOUR OPTIONS

I'll help you compare neighborhoods, narrow down locations, answer questions, and identify homes that fit your needs.

Outcome: You'll feel confident about where you want to focus your search.

4

MAKE THE MOVE

I'll connect you with local resources, help coordinate next steps, and make sure you feel prepared for moving day.

Outcome: You're officially home.

One Step at a Time

Relocating can feel overwhelming, but it doesn't have to be. My job is to simplify the process, answer questions, and help you make confident decisions every step of the way.

READY TO MAKE THE MOVE?



*Moving is more than
just finding a house.*

It's finding the right neighborhood.
The right commute.
The right schools.
The right fit.

THAT'S WHERE I COME IN.

Whether you're moving next month
or next year, I'm happy to be your
local resource and help you navigate
the process with confidence.



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Relocating to Jacksonville, FL

NEIGHBORHOODS, SCHOOLS, & MORE

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