



THE ULTIMATE GUIDE TO LIVING LOCAL • LOCAL HOT SPOTS • LOCAL NEIGHBORHOODS • MUST SEE AND DO

ST. JOHNS

Community Guide

THE ULTIMATE GUIDE TO LIVING LOCAL IN ST. JOHNS COUNTY



Hello,



Hi, I'm Kendra! I'm a full-time Realtor®, homeschool mom to Addison, wife to a Jacksonville law enforcement officer, and dog mom to our two Golden Retrievers, Cooper and Remi. Moving to Northeast Florida was one of the best decisions we've ever made, and we quickly fell in love with everything St. Johns County and the surrounding area has to offer.

When we're not working or learning, you'll usually find us shelling at the beach, hunting for shark teeth, spending the day at Disney, or enjoying one of our favorite local restaurants. Over the years, we've explored countless neighborhoods, parks, schools, and hidden gems, and I'm excited to share them with you.

Whether you're relocating from across the country or just a few towns away, I'm here to make your move simple, stress-free, and exciting. I can't wait to help you discover why we love calling Northeast Florida home.

Let's Paw-tner Up!

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Discover Northeast Florida

Welcome to St. Johns County!

This guide was created to help you get to know St. Johns County like a local. Inside, you'll find neighborhood highlights, home prices, schools, parks, commute information, and the little details that make each community unique.

Why You'll Love St. Johns County

- 🎓 Florida's top-rated public school district
- 🏡 Beautiful master-planned communities and charming historic areas
- ☀️ Sunshine almost year-round
- 🌴 Easy access to beaches, parks, golf courses, and the Intracoastal Waterway
- 🍽️ Fantastic local restaurants, shopping, and family-friendly amenities
- 📍 Just south of Jacksonville and home to historic St. Augustine

Choosing the right neighborhood is one of the biggest decisions you'll make, and I'm here to help make it easy. My goal is for you to feel informed, confident, and excited about your move.

St. Johns County at a Glance

- 🎓 *Home to Florida's highest-rated public school district*
- 🌊 *42 miles of Atlantic coastline, plus extensive waterways and outdoor recreation*
- 🏡 *Known for beautiful communities, excellent amenities, and a high quality of life*
- 📍 *Just south of Jacksonville and home to historic St. Augustine*

The St. Johns County Community

- 👥 *Population: Approximately 346,000*
- 🏡 *Popular with families, professionals, retirees, and military families*
- 🌳 *A strong sense of community with parks, trails, and year-round events*

Why People Love St. Johns County

- ☀️ *Excellent schools, beautiful neighborhoods, and an active outdoor lifestyle*
- 🍽️ *Great local restaurants, shopping, and entertainment*
- ❤️ *A safe, welcoming community that's consistently ranked among the best places to live in Florida*



St. Johns County FAQ

What's the Cost of Living Like in St. Johns County?

- 🏠 Higher home prices than surrounding areas, but exceptional value for top-rated schools and amenities.
- 💰 A wide range of homes, from townhomes to luxury waterfront estates.
- 🌴 A great choice for families looking to invest in their future.

How is the Traffic in St. Johns County?

- 🚗 Traffic can be busy during peak hours, especially along I-95 and County Road 210.
- 📍 Convenient access to Jacksonville, St. Augustine, and the beaches.
- 🛒 Most communities are close to shopping, dining, healthcare, and everyday essentials.

What's the Job Market Like in St. Johns County?

- 💼 Many residents work in Jacksonville or St. Augustine, with growing local opportunities in healthcare, education, and professional services.
- 📈 A popular area for remote workers thanks to its high quality of life and excellent amenities.

What Else Should I Know About St. Johns County?

- 🎓 Home to Florida's top-rated public school district.
- 🌳 Beautiful master-planned communities with resort-style amenities, parks, and trails.
- ☀️ No state income tax, a strong sense of community, and easy access to beaches, golf, and historic St. Augustine.

Living Local

OUR LOCAL ST. JOHNS FAVORITES

Coffee & Cafes

- **Ragga Surf Cafe** – Waterfront coffee, scratch-made breakfast, and relaxed coastal vibes.
- **Southern Grounds** – Specialty coffee, delicious breakfast and lunch, and a welcoming atmosphere.
- **DOS Coffee & Wine** – Cozy café serving exceptional coffee by day, wine by night, and live music.

Restaurants:

- **Caps on the Water** – Iconic waterfront dining known for fresh seafood and unforgettable sunsets.
- **Aunt Kate's** – A laid-back waterfront restaurant serving seafood and Southern favorites.
- **The Floridian** – A beloved St. Augustine restaurant featuring fresh, locally sourced Southern cuisine.

Bakeries & Sweet Treats:

- **Creme de la Cocoa** – An award-winning bakery known for gourmet cupcakes, cookies, and custom cakes.
- **Mayday Ice Cream** – Small-batch ice cream featuring creative, locally inspired flavors.
- **Cousteau's Waffle & Milkshake Bar** – Famous for Belgian waffles, over-the-top milkshakes, and indulgent desserts.

Breakfast & Brunch

- **Grumpy's** – Hearty breakfast combos and hometown service. *My Family's Favorite!!*
- **Maple Street Biscuit Company** – Southern-inspired breakfast with scratch-made biscuits and comfort food.
- **The Blue Hen Café** – A charming St. Augustine favorite known for homemade breakfast and brunch.

Bars & Breweries:

- **Ancient City Brewing** – A downtown St. Augustine staple serving locally brewed beer in a relaxed setting.
- **Dog Rose Brewing Co.** – Award-winning craft beer with a spacious taproom and frequent live music.
- **Bog Brewing Company** – A local favorite known for small-batch beers inspired by Florida history.
- **Spinster Abbott's Taproom** – A cozy neighborhood spot featuring craft beer, wine, and live entertainment.

Grocery & Markets:

- **The Fresh Market** – Premium groceries, fresh meats, bakery items, and gourmet specialties.
- **St. Augustine Amphitheatre Farmers Market** – A weekend favorite featuring local produce, baked goods, seafood, and artisan vendors.
- **County Line Produce** – A local favorite for fresh fruits, vegetables, jams, local honey, and seasonal produce.



Living Local

OUR LOCAL ST. JOHNS FAVORITES

Working Out

- **Burn Boot Camp** – Coach-led 45-minute workouts, complimentary Childwatch, and an encouraging community.
- **ThriveFit Training** – Personalized strength training and small-group coaching in Ponte Vedra.
- **YMCA at Nocatee** – A family-friendly fitness center with pools, group classes, and wellness programs.

Indoor Activities

- **Ready, Set, Play!** – A favorite indoor playground for younger kids and rainy-day fun.
- **Lightner Museum** – Explore fascinating collections inside one of St. Augustine's most beautiful historic buildings.
- **Ripley's Believe It or Not!** – An interactive museum filled with oddities, hands-on exhibits, and family fun.

Family Activities

- **St. Augustine Alligator Farm** – A family favorite featuring wildlife exhibits, feeding shows, and a zip line adventure.
- **St. Augustine Pirate & Treasure Museum** – Interactive exhibits and authentic pirate artifacts that kids love.
- **St. Augustine Aquarium** – Touch tanks, marine life encounters, and behind-the-scenes experiences.

Pet Friendly

- **Riverfront Park** – A peaceful riverside park with walking paths, a dock, and beautiful sunset views.
- **Veterans Park** – A local favorite featuring one of the area's largest dog parks plus walking trails and open green space.
- **Nocatee Greenway Trails** – Miles of scenic trails perfect for walking, running, or biking with your pup.

Outdoor Activities

- **Guana Tolomato Matanzas (GTM) Reserve** – Explore miles of hiking trails, kayaking, paddleboarding, and wildlife.
- **Castillo de San Marcos** – Walk the historic fort and enjoy beautiful views of Matanzas Bay.
- **Anastasia State Park** – A favorite for camping, kayaking, paddleboarding, fishing, and beach adventures.

Other Local Gems:

- **St. George Street** – Explore local shops, live music, historic sites, and charming cafés in the heart of St. Augustine.
- **Vilano Beach Pier** – A peaceful spot for sunset views, fishing, and watching dolphins.
- **St. Augustine Distillery** – Take a free tour and sample locally crafted spirits.



St. Johns

At A Glance

Areas & Communities



NOCATEE

- 📍 NORTHERN ST. JOHNS COUNTY
- 💰 TYPICAL HOME PRICE: \$500K-\$1.5M+
- ✦ AWARD-WINNING MASTER-PLANNED COMMUNITY WITH RESORT-STYLE AMENITIES, GOLF CART TRAILS, AND TOP-RATED SCHOOLS.

SILVERLEAF

- 📍 ST. JOHNS (CR 210 AREA)
- 💰 TYPICAL HOME PRICE: \$450K-\$900K+
- ✦ ONE OF THE AREA'S FASTEST-GROWING COMMUNITIES FEATURING NEW CONSTRUCTION, RESORT-STYLE AMENITIES, AND MILES OF TRAILS.

SHEARWATER

- 📍 ST. JOHNS (CR 210 AREA)
- 💰 TYPICAL HOME PRICE: \$500K-\$900K+
- ✦ FAMILY-FRIENDLY COMMUNITY WITH A LAZY RIVER, KAYAKING, NATURE TRAILS, AND TOP-RATED SCHOOLS.

RIVERTOWN

- 📍 NORTHWEST ST. JOHNS COUNTY
- 💰 TYPICAL HOME PRICE: \$450K-\$1M+
- ✦ SCENIC ST. JOHNS RIVER COMMUNITY WITH RESORT-STYLE AMENITIES, WALKING TRAILS, AND RIVERFRONT RECREATION.

JULINGTON LAKES

- 📍 ST. JOHNS (RACETRACK ROAD AREA)
- 💰 TYPICAL HOME PRICE: \$800K-\$1.6M+
- ✦ GATED LUXURY COMMUNITY WITH ESTATE HOMES, BEAUTIFUL LAKES, AND EXCEPTIONAL AMENITIES.

PONTE VEDRA

- 📍 EASTERN ST. JOHNS COUNTY
- 💰 TYPICAL HOME PRICE: \$700K-\$3M+
- ✦ LUXURY COASTAL LIVING, WORLD-RENOUNDED GOLF, PRISTINE BEACHES, AND HIGHLY RATED SCHOOLS.

ST. JOHNS/FRUIT COVE:

- 📍 25 MILES SOUTH OF DOWNTOWN
- 💰 TYPICAL HOME PRICE: \$450K-\$1M+
- ✦ TOP-RATED SCHOOLS, FAMILY-FRIENDLY NEIGHBORHOODS, BEAUTIFUL PARKS, AND NEWER COMMUNITIES.

BEACHWALK

- 📍 ST. JOHNS (CR 210 AREA)
- 💰 TYPICAL HOME PRICE: \$500K-\$1M+
- ✦ RESORT-STYLE LIVING CENTERED AROUND A CRYSTAL-CLEAR LAGOON WITH BEACHES, KAYAKING, AND FAMILY-FRIENDLY AMENITIES.

DURBIN CROSSING

- 📍 ST. JOHNS (RACE TRACK ROAD AREA)
- 💰 TYPICAL HOME PRICE: \$450K-\$850K+
- ✦ ESTABLISHED COMMUNITY KNOWN FOR EXCELLENT SCHOOLS, PARKS, POOLS, AND A CONVENIENT LOCATION.

ST. AUGUSTINE

- 📍 SOUTHERN ST. JOHNS COUNTY
- 💰 TYPICAL HOME PRICE: \$350K-\$1.5M+
- ✦ HISTORIC CHARM, BEAUTIFUL BEACHES, UNIQUE SHOPPING, AND A VIBRANT FOOD SCENE.

WORLD GOLF VILLAGE

- 📍 CENTRAL ST. JOHNS COUNTY
- 💰 TYPICAL HOME PRICE: \$400K-\$1M+
- ✦ GOLF COURSE COMMUNITIES, FAMILY-FRIENDLY NEIGHBORHOODS, AND CONVENIENT ACCESS TO I-95 AND ST. AUGUSTINE.



Nocatee:

25 MILES FROM DOWNTOWN JACKSONVILLE

Resort-style amenities, golf-cart living, miles of trails, and easy access to the coast make Nocatee one of Northeast Florida's most recognizable master-planned communities.

History:

Development began in the early 2000s with a vision of combining neighborhoods, nature, recreation, and everyday conveniences within one large master-planned community. Today, Nocatee continues to grow with a variety of neighborhoods and home styles.

Amenities:

- Splash & Spray Water Parks
- Resort-style pools and fitness facilities
- Miles of walking and biking trails
- Golf-cart-friendly community
- Dog parks, playgrounds, and green spaces
- Nocatee Town Center shopping and dining

Schools:

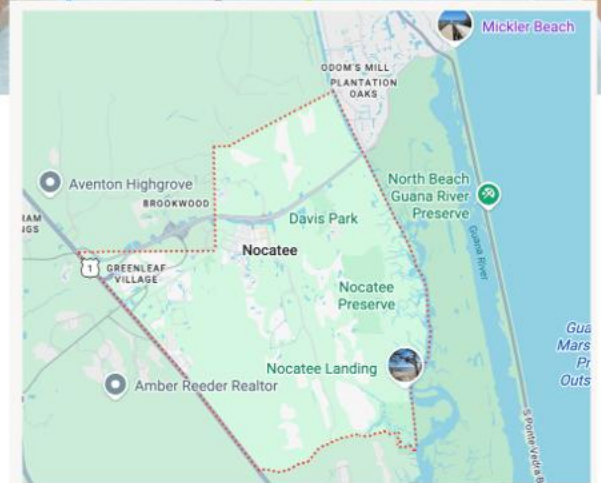
- Elementary: Palm Valley Academy, Pine Island Academy, and more
- Middle: Valley Ridge Academy
- High: Nease High School

Attractions:

- Farmers markets, food trucks, and community events
- Shopping and dining at Nocatee Town Center
- Convenient access to Ponte Vedra Beach

Why People Love Nocatee:

Nocatee is basically the Florida resort lifestyle without checking into a resort. Pools, golf carts, trails, events, restaurants—you can have a LOT right inside the community. Just remember to compare the full monthly cost, including HOA and CDD fees, when choosing between neighborhoods.



Population

~25,000+ and growing

Zip Code

32081

Avg. Price

\$500K–\$1.2M+

HOA Dues:

Varies by Neighborhood

Schools

St. Johns County School District

St. Johns/Fruit Cove:

20-25 MILES FROM DOWNTOWN 30-40 MIN COMMUTE

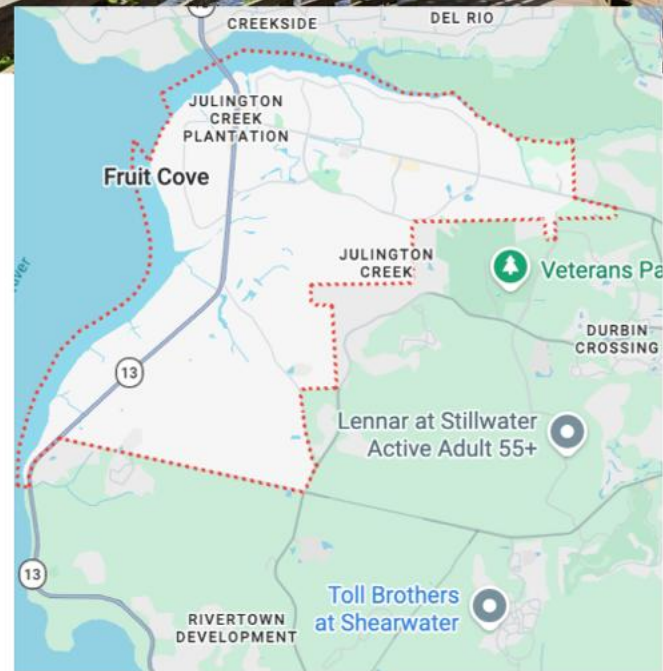
One of Northeast Florida's most popular suburban areas, offering established neighborhoods, newer communities, everyday conveniences, and an ideal location between Jacksonville and St. Augustine.

History:

Once known for its rural landscape and riverfront properties, St. Johns and Fruit Cove have transformed into one of the area's largest suburban communities while still keeping pockets of Old Florida charm.

Amenities:

- Community pools, parks, trails, and recreation
- Shopping and dining throughout the 210 and Durbin areas
- River access, boat ramps, and nearby nature preserves
- Golf courses and recreational facilities
- Convenient access to I-95, 9B, and surrounding areas



Population

~62,000+

Zip Code

32259

Avg. Price

\$450K-\$900K+

HOA Dues:

Varies by community

Schools

St. Johns County School District

Schools:

- Elementary: Cunningham Creek, Hickory Creek, and more
- Middle: Fruit Cove Middle
- High: Creekside High School, Bartram Trail High

Attractions:

- Alpine Groves Park & St. Johns River access
- Julington-Durbin Creek Preserve
- Durbin Pavilion shopping and dining
- Local farmers markets and community events
- About 30-40 minutes from historic St. Augustine

Why People Love St. Johns/Fruit Cove:

- St. Johns is one of my go-to areas for buyers who want the suburban Florida lifestyle without feeling too far from everything. Just remember—32259 covers a LOT of ground, so your neighborhood can make a huge difference in commute, amenities, HOA/CDD fees, and overall lifestyle.



World Golf Village

30-35 MILES FROM DOWNTOWN JACKSONVILLE

Golf communities, established neighborhoods, newer development, and a central St. Johns County location make the World Golf Village area incredibly versatile.

History:

Originally developed around the World Golf Village destination, the surrounding area has expanded considerably and now includes golf communities, gated neighborhoods, new construction, shopping, and residential development.

Amenities:

- Championship golf
- Community pools and clubhouses
- Walking and biking trails
- Shopping and restaurants nearby
- Gated and non-gated communities
- Easy access to I-95

Schools:

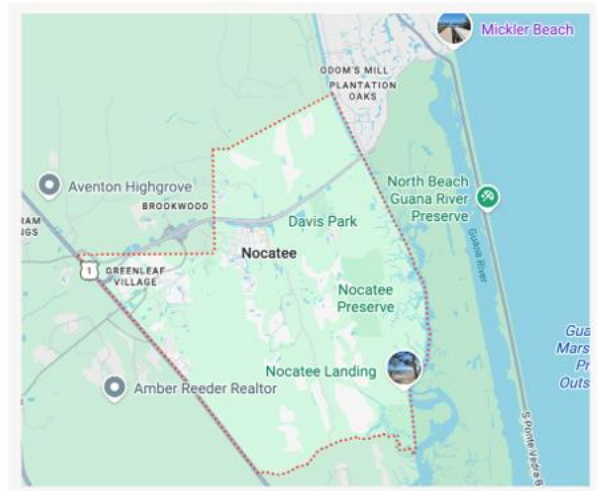
- St. Johns County School District
- Nearby elementary and K-8 options
- Middle and high school assignments vary by address
- Always verify current zoning for a specific property

Attractions:

- King & Bear Golf Course
- Slammer & Squire
- World Golf Village area
- St. Augustine Premium Outlets area
- Historic St. Augustine
- Nearby nature and recreation

Why People Love St. Augustine:

World Golf Village is much bigger than "just golf." There are so many different communities tucked around this area that we can go from a gated golf neighborhood to newer construction to a more traditional subdivision without traveling very far.



Zip Code

32092

Avg. Price

\$400K - \$1M+

HOA/CDD Dues:

Both apply: Varies by property

Schools

St. Johns County School District



St. Augustine:

40 MILES FROM DOWNTOWN JACKSONVILLE

Historic streets, beautiful beaches, local restaurants, and centuries of character make St. Augustine unlike anywhere else in Northeast Florida.

History:

Founded in 1565, St. Augustine is the nation's oldest continuously occupied European-established city. Its Spanish colonial history remains visible throughout the historic district today.

Amenities:

- Historic downtown shopping and dining
- Beaches and waterways
- Marinas and boating
- Local restaurants and breweries
- Parks and recreation
- Wide variety of residential communities

Schools:

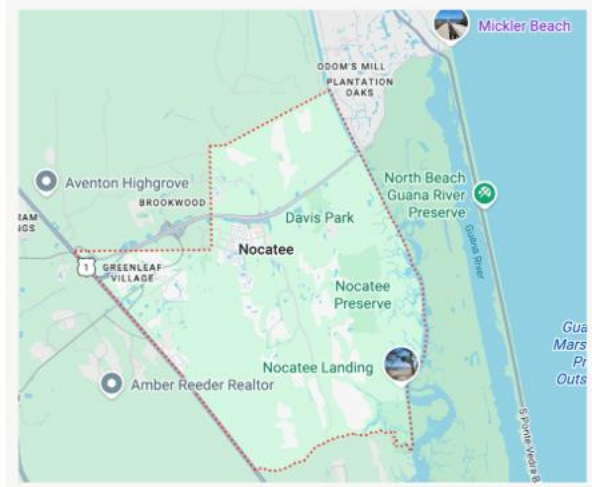
- St. Johns County School District
- Nearby elementary and K-8 options
- Middle and high school assignments vary by address
- Always verify current zoning for a specific property

Attractions:

- Castillo de San Marcos
- St. George Street
- St. Augustine Lighthouse
- Anastasia State Park
- St. Augustine Beach
- Nights of Lights

Why People Love St. Augustine:

"St. Augustine" covers WAY more than historic downtown. You can live near the beach, on the island, in an older neighborhood, on acreage, or in a brand-new master-planned community—and have a completely different lifestyle in each one. This is definitely an area where we narrow down the lifestyle first and the house second.



Zip Code

Multiple

Avg. Price

\$350K - \$1.5M+

HOA/CDD Dues:

Both apply: Varies by property

Schools

St. Johns County School District



Durbin Crossing

20-25 MILES FROM DOWNTOWN JACKSONVILLE

Established neighborhoods, mature landscaping, community amenities, and an incredibly convenient location make Durbin Crossing a St. Johns staple.

History:

Developed during St. Johns County's major residential growth, Durbin Crossing has matured into an established master-planned community with multiple neighborhoods and extensive recreation.

Amenities:

- Multiple amenity centers
- Resort-style pools
- Fitness facilities
- Tennis and sports courts
- Parks and playgrounds
- Walking and biking paths

Schools:

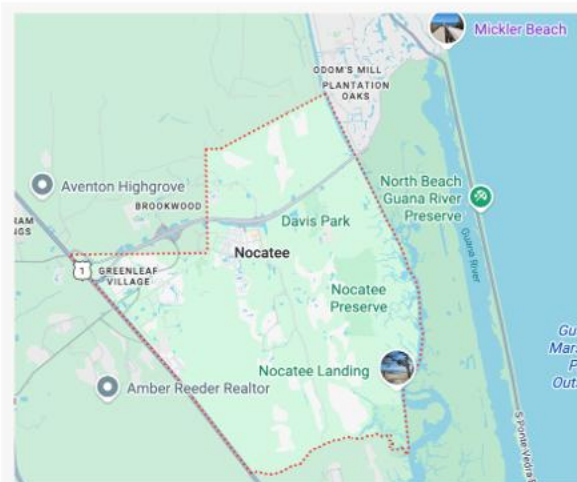
- St. Johns County School District
- Nearby elementary and K-8 options
- Middle and high school assignments vary by address
- Always verify current zoning for a specific property

Attractions:

- Durbin Pavilion
- Julington-Durbin Creek Preserve
- Nearby golf
- St. Johns River
- Easy access to 9B and I-95
- Jacksonville shopping and entertainment

Why People Love Durbin Crossing:

Durbin Crossing is great for someone who wants St. Johns amenities but doesn't necessarily want brand-new construction. It's established, the landscaping has had time to mature, and the location near 9B is a BIG advantage for buyers commuting into Jacksonville.



Zip Code

32259

Avg. Price

\$450K - \$850K+

HOA/CDD Dues:

Both apply: Varies by property

Schools

St. Johns County School District



Beachwalk:

25-30 MILES FROM DOWNTOWN JACKSONVILLE

A massive crystal-clear lagoon, palm trees, and resort-style amenities make Beachwalk feel more like a vacation destination than a traditional neighborhood.

History:

Beachwalk was developed along the CR 210 corridor as a lagoon-centered master-planned community, with residential neighborhoods built around a distinctly resort-inspired lifestyle.

Amenities:

- Crystal Lagoon
- Private beach areas
- Swim-up bar and dining
- Fitness center
- Tennis and recreation
- Golf-cart-friendly community

Schools:

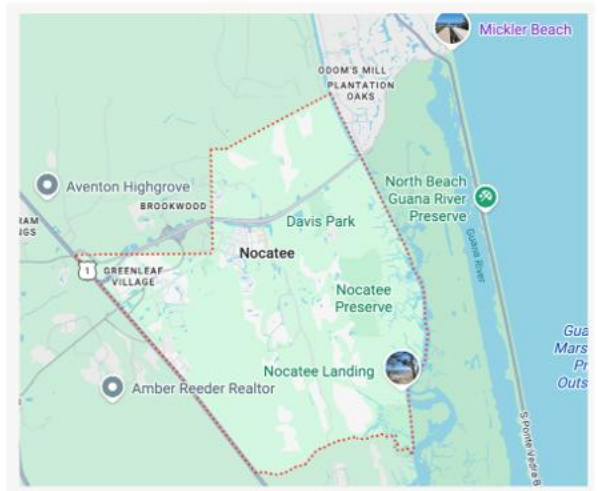
- St. Johns County School District
- Nearby elementary and K-8 options
- Middle and high school assignments vary by address
- Always verify current zoning for a specific property

Attractions:

- Beachwalk Club
- Crystal Lagoon
- CR 210 shopping and restaurants
- Nearby golf
- Easy access to I-95
- St. Augustine and Jacksonville

Why People Love Beachwalk:

Beachwalk is definitely a “you have to see it” community. The lagoon is the star, and if you want your neighborhood to feel like you're permanently on vacation, it's hard to compare it to anything else in St. Johns. Just make sure we're looking at the FULL monthly cost—not only the mortgage.



Zip Code

32259

Avg. Price

\$500 - \$1.4+

HOA/CDD Dues:

Both apply: Varies by property

Schools

St. Johns County School District



Ponte Vedra:

20-25 MILES FROM DOWNTOWN JACKSONVILLE

Beaches, golf, luxury communities, and coastal Florida living make Ponte Vedra one of Northeast Florida's most recognizable addresses.

History:

Ponte Vedra evolved from a small coastal community into one of Northeast Florida's premier residential and resort destinations, known today for championship golf, beaches, and luxury real estate.

Amenities:

- Public and private beach access
- Championship golf
- Country clubs and resort amenities
- Local shopping and dining
- Parks and nature preserves
- Intracoastal and water recreation

Schools:

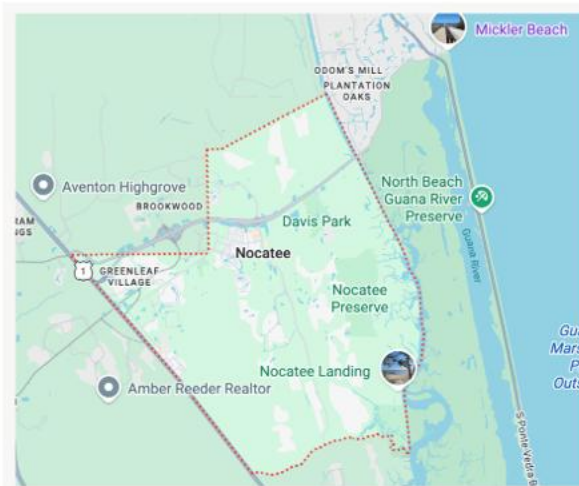
- St. Johns County School District
- Nearby elementary and K-8 options
- Middle and high school assignments vary by address
- Always verify current zoning for a specific property

Attractions:

- TPC Sawgrass
- Ponte Vedra Beach
- Mickler's Landing
- Guana Tolomato Matanzas Reserve
- Sawgrass Village
- Ponte Vedra Concert Hall

Why People Love Ponte Vedra:

Ponte Vedra can mean VERY different things depending on the address. You can be looking at an oceanfront estate, a golf-course home, an established neighborhood, or newer construction—and the price, insurance, HOA, and lifestyle can change dramatically between them.



Zip Code

32082 & 32081

Avg. Price

\$700K - \$3M+

HOA Dues:

Both apply: Varies by property

Schools

St. Johns County School District



Julington Lakes:

20-25 MILES FROM DOWNTOWN JACKSONVILLE

Luxury homes, gated privacy, lakes, and generous homesites create a quieter residential retreat in northern St. Johns County.

History:

Julington Lakes was developed as an upscale gated community with a focus on larger homes, natural surroundings, lakes, and extensive neighborhood amenities.

Amenities:

- Gated entrance
- Resort-style clubhouse and pool
- Fitness center
- Tennis and recreation
- Lakes and walking trails
- Parks and green spaces

Schools:

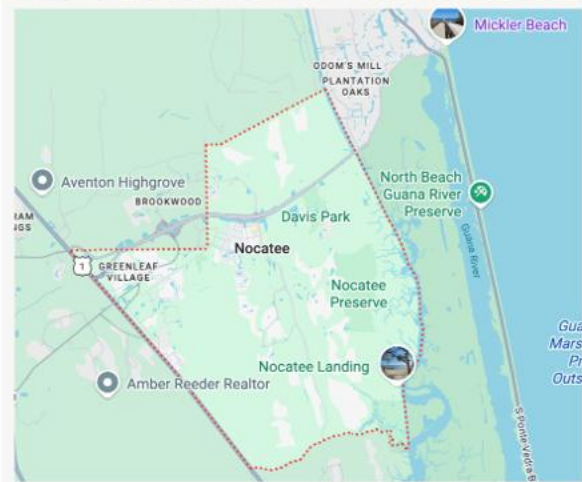
- St. Johns County School District
- Nearby elementary and K-8 options
- Middle and high school assignments vary by address
- Always verify current zoning for a specific property

Attractions:

- Julington Creek area
- Durbin Pavilion
- St. Johns River
- Nearby golf and recreation
- Parks and nature preserves
- Convenient access to Jacksonville

Why People Love Julington Lakes:

Julington Lakes is one I'd show someone who loves St. Johns but wants something a little more private and elevated. The homes tend to be larger, the community is gated, and it feels much more intimate than the huge master-planned developments.



Zip Code

32259

Avg. Price

\$800K - \$1.6M+

HOA Dues:

Both apply: Varies by property

Schools

St. Johns County School District



Rivertown:

25-30 MILES FROM DOWNTOWN JACKSONVILLE

Riverfront scenery, resort-style amenities, and newer neighborhoods give RiverTown its own version of the St. Johns lifestyle.

History:

Built along the St. Johns River, RiverTown was designed as a large master-planned community combining residential neighborhoods with recreation, trails, parks, and access to the river.

Amenities:

- Resort-style pools
- RiverClub and RiverHouse amenity centers
- Fitness facilities
- Sports courts and playgrounds
- Walking and biking trails
- Riverfront recreation

Schools:

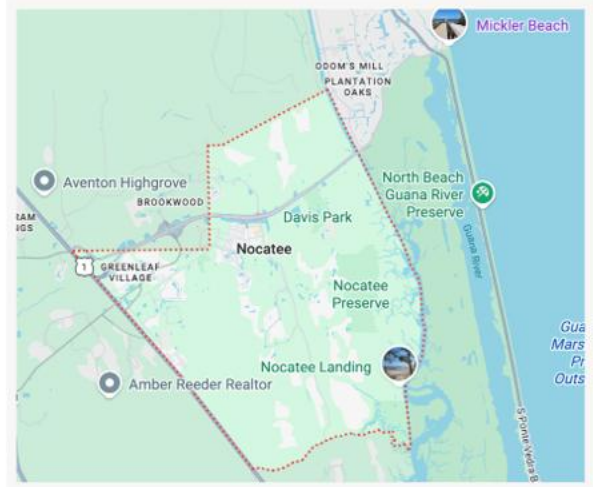
- St. Johns County School District
- Nearby elementary and K-8 options
- Middle and high school assignments vary by address
- Always verify current zoning for a specific property

Attractions:

- St. Johns River
- RiverClub waterfront amenities
- Community parks and trails
- Kayaking and outdoor recreation
- Nearby shopping and dining
- Easy access to St. Augustine

Why People Love Rivertown:

RiverTown is one of my favorites if you want the master-planned lifestyle but also want something that feels connected to Florida. The river, mature natural areas, and waterfront amenities give it a completely different personality from communities built around a central lagoon or golf course.



Zip Code

32259

Avg. Price

\$450K - \$1M+

HOA Dues:

Both apply: Varies by property

Schools

St. Johns County School District



Shearwater:

25-30 MILES FROM DOWNTOWN JACKSONVILLE

Nature, trails, resort-style amenities, and newer homes come together in this master-planned community along the growing CR 210 corridor.

History:

Shearwater was developed as a master-planned community designed around its natural surroundings, with preserved green space, trails, neighborhood amenities, and newer residential development.

Amenities:

- Resort-style pool and lazy river
- Fitness center and clubhouse
- Miles of walking and biking trails
- Kayak launch and waterways
- Parks, playgrounds, and sports areas
- Community events

Schools:

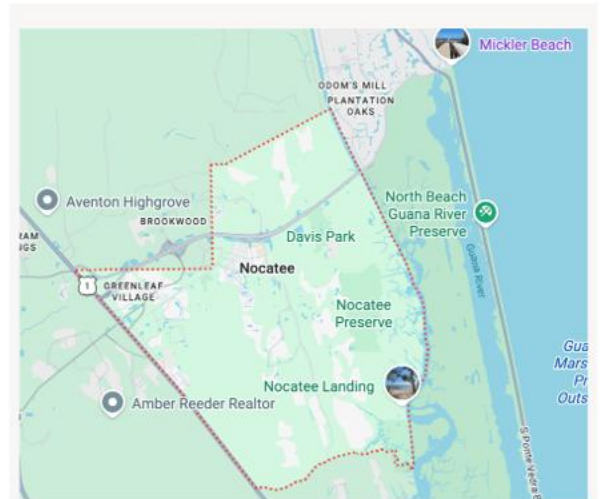
- St. Johns County School District
- Nearby elementary and K-8 options
- Middle and high school assignments vary by address
- Always verify current zoning for a specific property

Attractions:

- Nature trails and waterways
- CR 210 shopping and dining
- Nearby golf courses
- Easy access to I-95
- St. Augustine within an easy drive

Why People Love Shearwater:

Shearwater is a really good middle ground if you want the amenities of a master-planned community without something quite as massive as Nocatee. The lazy river gets all the attention, but I actually love how much nature and trail space is built into the community.



Zip Code

32092

Typical Price

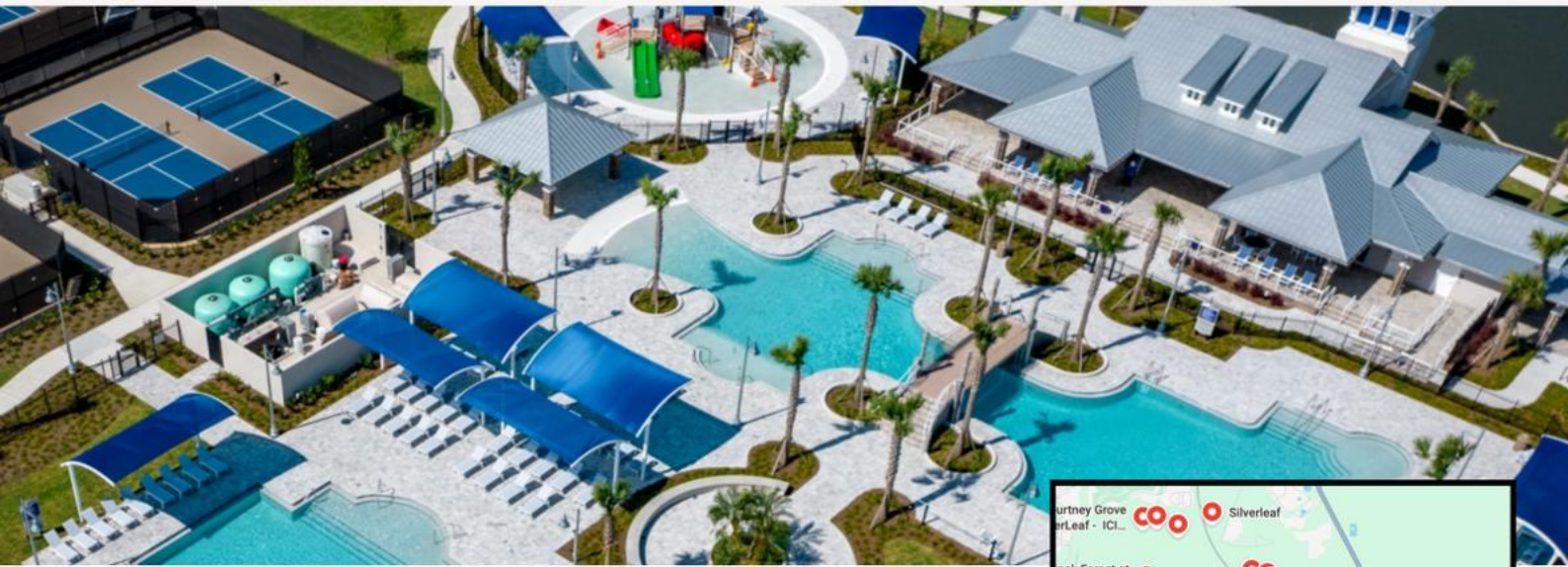
\$500K - \$900K+

HOA Dues:

Both apply: Varies by property

Schools

St. Johns County School District



Silverleaf:

28-32 MILES FROM DOWNTOWN JAX - 40-50 MIN

One of St. Johns County's newest master-planned communities, combining new construction, resort-style amenities, miles of trails, and plenty of room to grow—all with no CDD fees.

History:

SilverLeaf began development in the early 2020s and was designed as a large-scale community where neighborhoods, recreation, nature, and everyday conveniences come together. With thousands of acres planned, it continues to expand with new homes and future commercial development.



Amenities:

- Resort-style pools, splash parks, and clubhouses
- Pickleball and tennis courts
- Playgrounds, dog parks, and sports fields
- Miles of walking and biking trails
- Golf-cart-friendly neighborhoods
- Future shopping, dining, and commercial areas

Attractions:

- SilverLeaf amenity centers and community events
- Trails, parks, pools, and recreation
- Easy access to World Golf Village
- Short drive to historic St. Augustine
- Convenient to I-95 for Jacksonville commuters

Schools:

- Elementary: Wards Creek Elementary (zoning may vary)
- Middle: Pacetti Bay Middle
- High: Toco Creek High School

Why People Love Silverleaf:

SilverLeaf gives you that big master-planned community lifestyle without the CDD fee. It's still growing, though, so I always help buyers separate what's already here from what's planned for the future—and compare HOA fees between neighborhoods.

Population

Rapidly growing

Zip Code

32092

Avg. Price

\$450K-\$900K+

HOA Dues:

Varies by neighborhood & builder

Schools

St. John's County Schools



SILVERLEAF



your
**Florida Real Estate
Bestie and her Mini**

Have Community or Real Estate Questions? We are Here to Help!

Whether you're relocating, buying your first home, or simply getting to know Northeast Florida, Addison and I would love to welcome you! We've spent countless weekends exploring local neighborhoods, beaches, parks, restaurants, and hidden gems, and we're always discovering something new.

If you have questions about communities, schools, local favorites, or the real estate market, I'm just a call, text, or email away. And for more local recommendations, family adventures, and real estate tips, be sure to follow along on social media.

I can't wait to help you find not just a house, but a place that truly feels like home.

let's chat!

