YOUR HOME & NEIGHBORHOOD GUIDE

Finding Home with Jen



JACKSONVILLE | ST. JOHNS | ST. AUGUSTINE

Jen Croxton
Round Table Realty

A NOTE FROM JEN

Let’s start with what home means to you.



Hi, I’m Jen.

A move is about more than the house. It’s also about how you want your days to feel, what you need nearby, and what comes next in your life.

That’s where I like to start.

Northeast Florida has been home since the ’90s, and I started in the real estate industry in 2005. I help people relocate here, move locally, and coordinate selling one home while buying the next.

This guide will give you a feel for several areas around Jacksonville. You’ll see different home styles, neighborhood settings, local places to explore, and home value benchmarks to help you begin comparing.

You don’t need to have every detail figured out. Bring your questions, ideas, and priorities. I’ll help you understand your options and work through the decisions with honest advice and a clear plan.

People Before Property

Jen@RoundTableRealty.com

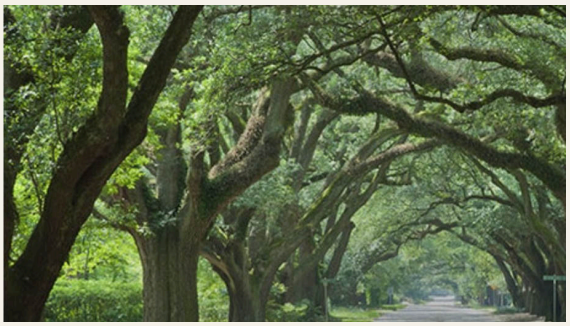
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Picture your everyday life.

Before you fall in love with a kitchen, think about what you want life around that home to look like.







Your daily routes

Where will you drive most often? Think work, activities, errands, and the people you want nearby.

Your setting

Older homes and mature trees? Beach access? New construction and community amenities?

Your comfortable budget

Compare the full monthly cost: financing, insurance, taxes, association dues, and any CDD assessment.

Inside the guide

Start comparing
Buyer questions · 04 | Area overview · 05

Explore the areas
ZIP map · 06 | Area profiles · 07–16

Get a feel for living here
Local spots · 17–18 | Sources · 19–20

Make it personal
Plan your next step with Jen · 21

BEFORE YOU NARROW YOUR SEARCH

A few questions worth asking early.

A little planning now can make the choices ahead feel clearer.

01 What will it actually cost to own?

A home's price is only part of the picture. Compare insurance quotes, estimated taxes for your purchase, HOA or condo fees, and any CDD assessments alongside your loan payment.

02 How will the commute feel?

Use the area pages as a starting point. Test the route from an actual address at the time you expect to drive. Bridges, school traffic, and your destination can make a big difference.

03 How do I compare schools?

Start with the district's current address lookup, then research the programs and options that matter to you. A neighborhood name or nearby school does not confirm a school assignment.

04 New construction or an established neighborhood?

Compare the setting, lot, included features, ongoing fees, construction around you, and timing. Ask what is included in an advertised price and what would cost extra.

05 What do these home values mean?

The area pages use Zillow's typical home value estimate, with the geography and data month shown. It is a reference point, not an asking-price range or a valuation of a particular home.

YOUR FIRST COMPARISON

Different areas. Different ways to live.

Start with the setting that interests you, then explore the full profile. This selection is a starting point; there are more areas we can consider together.

Mandarin
Mature trees, riverfront pockets, established homes 07

San Marco
Historic architecture, the square, close to Downtown 08

The Beaches
Coastal neighborhoods, beach access, local dining 09

St. Johns / Fruit Cove
River access, established and newer communities 10

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Planned neighborhoods, trails and shared amenities 11

SilverLeaf
Newer neighborhoods and community amenities 12

Green Cove Springs
Historic downtown, riverfront parks, newer growth 13

Northside Jacksonville
Airport access, varied settings and home styles 14

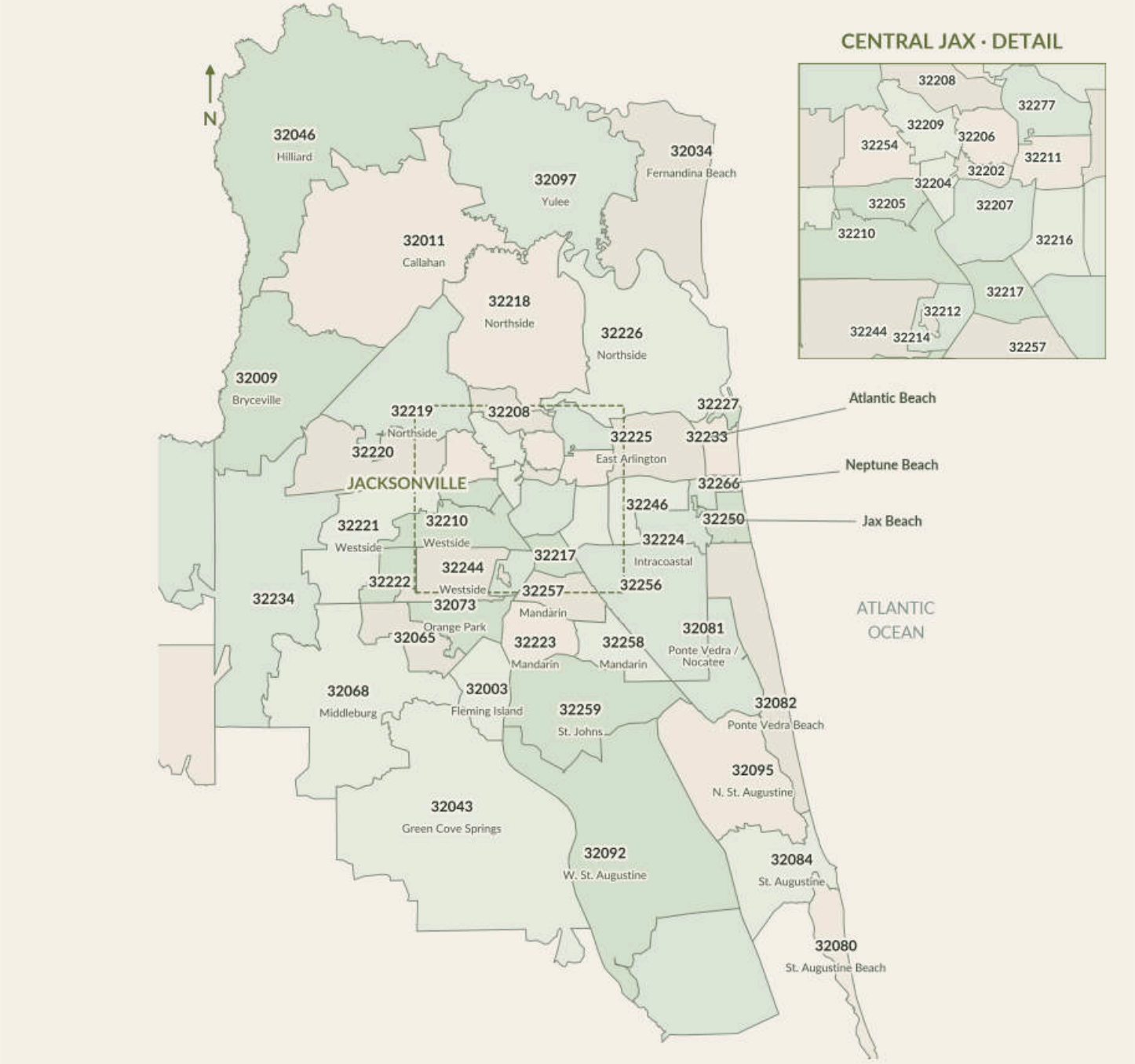
Riverside / Avondale
Historic homes, parks, dining and cultural stops 15

Murray Hill
Bungalows, murals and locally owned businesses 16

Next: compare photos, maps, local amenities and dated home value benchmarks. For a closer look at any area, I can help you compare current homes that match your budget and plans.

Get your bearings

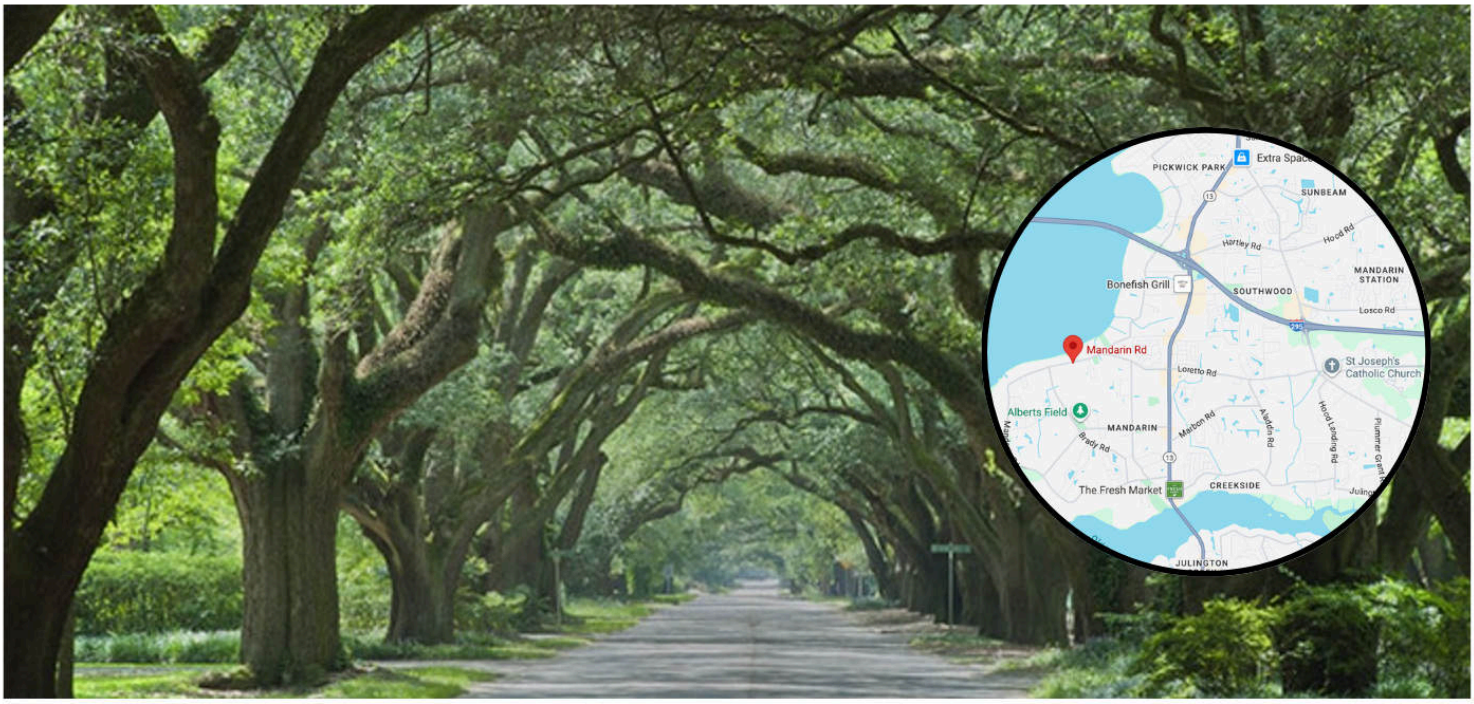
ZIP codes across Jacksonville, Nassau, Clay and St. Johns counties



A ZIP code is only a starting point.

Neighborhoods can vary even within the same ZIP code. Home styles, prices, amenities, commute routes and the overall feel can change from one community to the next. We'll look beyond the ZIP code to find what fits your life.

Map source: Florida Department of Transportation · Florida ZIP Codes layer



Mandarin:

14–18 MILES FROM DOWNTOWN
25–35 MIN COMMUTE

Well-loved neighborhood known for its shady oak trees, riverfront charm, and peaceful lifestyle. Families, retirees, and professionals. Close to both Jacksonville and St. Johns County.

Population

26,160

ZIP 32223 population [P1]

ACS 2024 5-year estimate

Typical home value

~$521,000

Mandarin neighborhood · Sep 2026 [H1]

Zillow ZHVI · not an asking-price range

ZIP codes

32223, 32257, 32258

HOA / CDD

Varies by property

School district

Duval County Public Schools

History:

Once home to author Harriet Beecher Stowe, Mandarin has deep roots and a relaxed, old-Florida vibe. River views and tree-lined streets define the area.

Amenities:

- · Riverfront parks and scenic drives
- · Boat ramps, playgrounds, and ballfields
- · Public library and community centers
- · Shopping plazas and family restaurants
- · Sidewalks, trails, and mature landscaping

Schools

Check current district assignments by property address. Programs, grade levels and attendance zones can change.

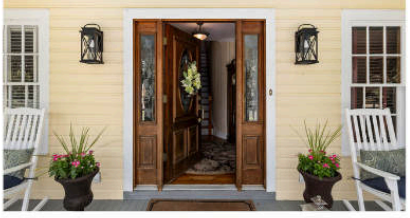
Attractions:

- · Mandarin Museum & Walter Jones Historical Park
- · Julington-Durbin Preserve trails
- · Easy access to St. Johns River

Why People Love It:

- Friendly Community
- Historic Charm
- Peaceful, tree-shaded streets
- Close to shopping and highways





San Marco:

2 MILES FROM DOWNTOWN 5–10 MIN COMMUTE

One of Jacksonville's most iconic neighborhoods, known for its Mediterranean architecture, riverfront views, and walkable square filled with boutiques, cafés, and history.

History:

Developed in the 1920s and inspired by Venice, San Marco features historic homes, brick streets, and a strong artistic presence centered around the iconic San Marco Square.

Amenities:

- Riverfront parks and scenic walks
- San Marco Square with dining, shopping, and theater
- Sidewalk-lined streets and pocket parks
- Boutique fitness studios and salons
- Easy access to Downtown and major hospitals

Schools

Check current district assignments by property address. Programs, grade levels and attendance zones can change.

Attractions

San Marco Square, riverfront parks, nearby Riverwalk access, coffee shops and local dining.

Why People Love It:

- Charming architecture and historic vibe
- Walkable lifestyle close to downtown
- Strong sense of community
- Great food, art, and river views

Population

36,998

ZIP 32207 population [P2]

ACS 2024 5-year estimate

Typical home value

~$371,000

San Marco neighborhood · Aug 2026 [H2]

Zillow ZHVI · not an asking-price range

ZIP codes

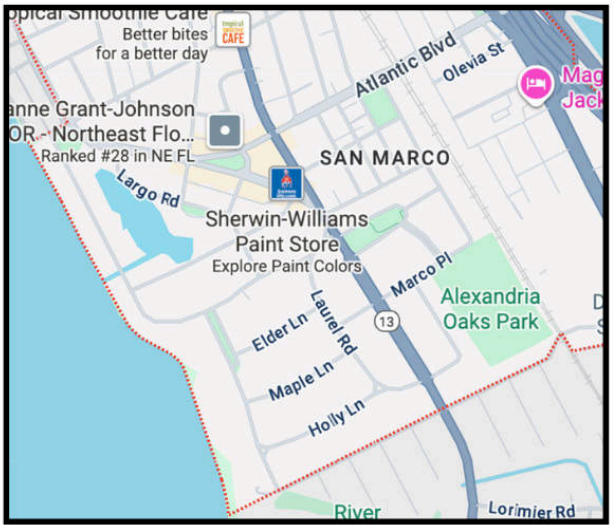
32207

HOA / CDD

Varies by property

School district

Duval County Public Schools

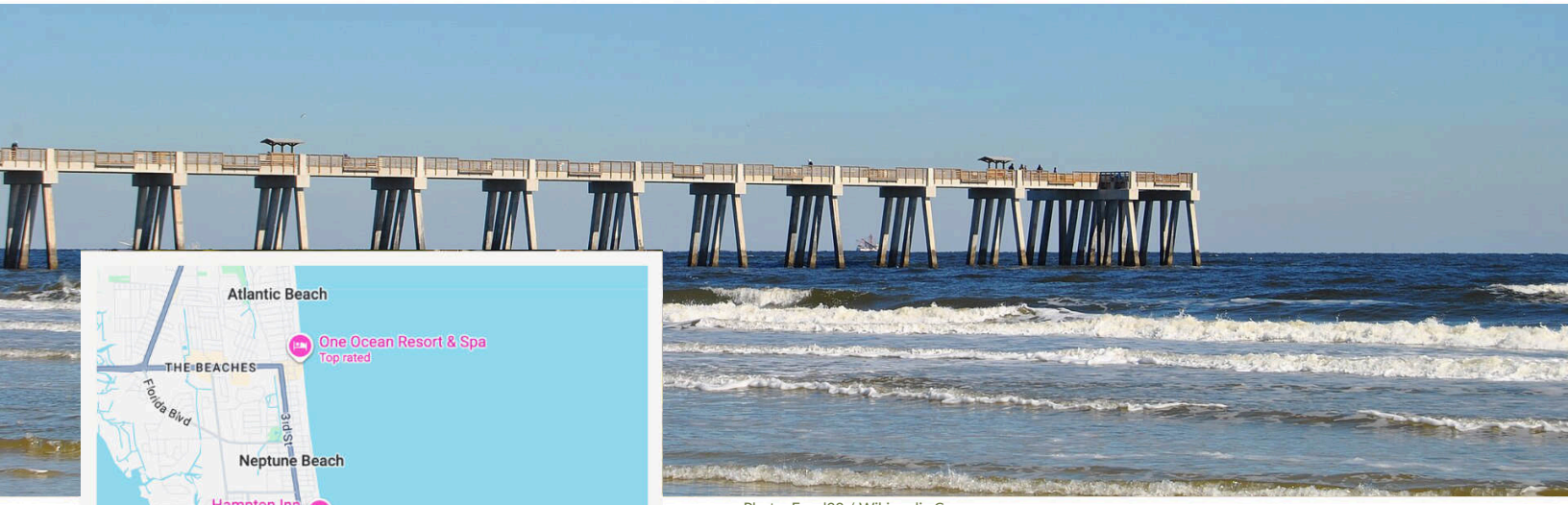






Beaches:

17–20 MILES FROM DOWNTOWN. 30–40 MIN COMMUTE



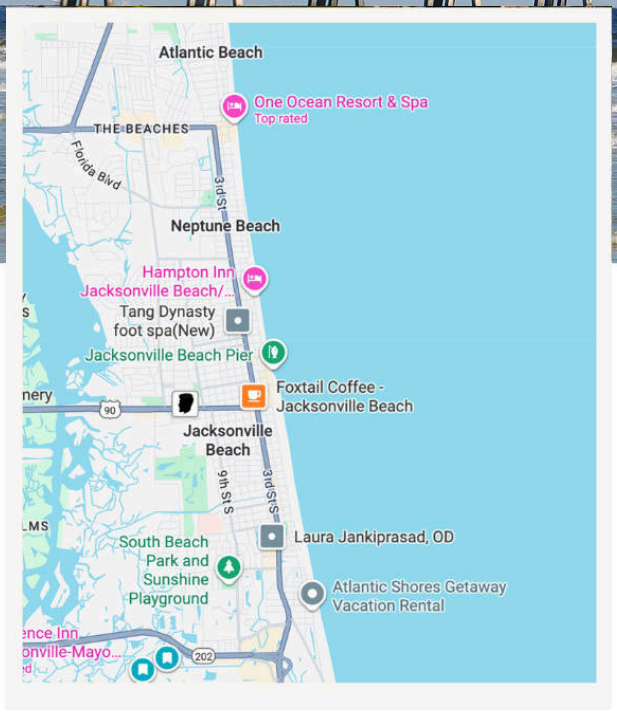


Photo: Excel23 / Wikimedia Commons
CC BY 4.0 · cropped

Jacksonville's Beaches offer laid-back coastal living with walkable neighborhoods, local surf culture, and some of the best seafood and sunsets in Northeast Florida. Whether you're catching waves or riding your beach cruiser to brunch, life moves at a slower, sunnier pace here.

History:

Jacksonville Beach dates back to the late 1800s and grew into a destination for beachgoers with boardwalks, hotels, and pier. Neptune and Atlantic followed, each with their own unique, small-town charm.

Amenities:

- Public beaches and oceanfront parks
- Bike-friendly roads and beach access points
- Local restaurants, bars, and coffee shops

Schools

Check current district assignments by property address. Programs, grade levels and attendance zones can change.

Attractions:

- Jacksonville Beach Pier
- Jarboe and Bull Memorial Parks
- Local surf shops, breweries, and beach bars

Why People Love It:

- · Coastal lifestyle with walkability
- · Sunrise beach walks and surf culture
- · Tight-knit community feel
- · Vibrant mix of locals, tourists, and retirees

Population

29,072

ZIP 32250 only; not all beaches [P3]

ACS 2024 5-year estimate

Typical home value

~$634,000

ZIP 32250 benchmark · Sep 2026 [H3]

Zillow ZHVI · not an asking-price range

ZIP codes

32250, 32266, 32233

HOA / CDD

Varies by property

School district

Duval County Public Schools



St. Johns/Fruit Cove:

20–25 MILES FROM DOWNTOWN 30–40 MIN COMMUTE

Explore established and newer neighborhoods near the St. Johns River, with parks, trails and a range of community settings.

History:

Originally a rural area with deep roots along the St. Johns River, it has grown into a suburban hotspot with highly desirable neighborhoods and strong community ties.

Amenities:

- Riverfront parks and boat ramps
- Youth sports leagues and top recreation centers
- Golf courses, walking trails, and nature preserves
- Nearby shopping centers and dining at Durbin Pavilion

Schools

Check current district assignments by property address. Programs, grade levels and attendance zones can change.

Attractions:

- Alpine Groves Park on the river
- Julington-Durbin Preserve
- Weekly farmers markets and seasonal events
- Dog parks and community green spaces
- Easy drive to historic Downtown St. Augustine

Why people explore this area

River access, parks and trails, neighborhood amenities, and a choice of established or newer homes.

Population

75,016

ZIP 32259; broader than Fruit Cove [P4]

ACS 2024 5-year estimate

Typical home value

~$547,000

ZIP 32259 benchmark · Sep 2026 [H4]

Zillow ZHVI · not an asking-price range

ZIP codes

32259

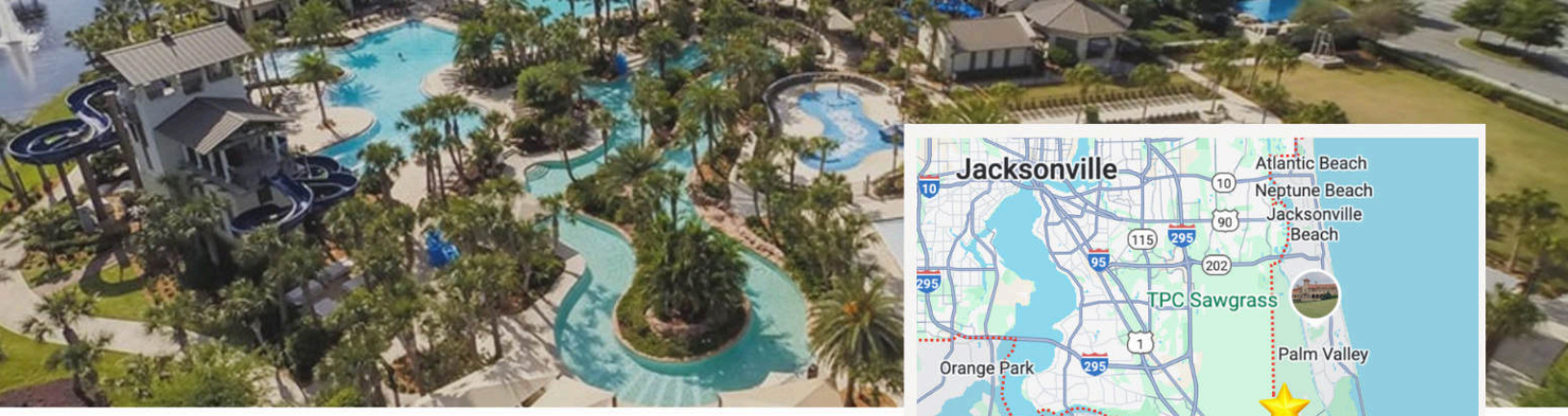
HOA / CDD

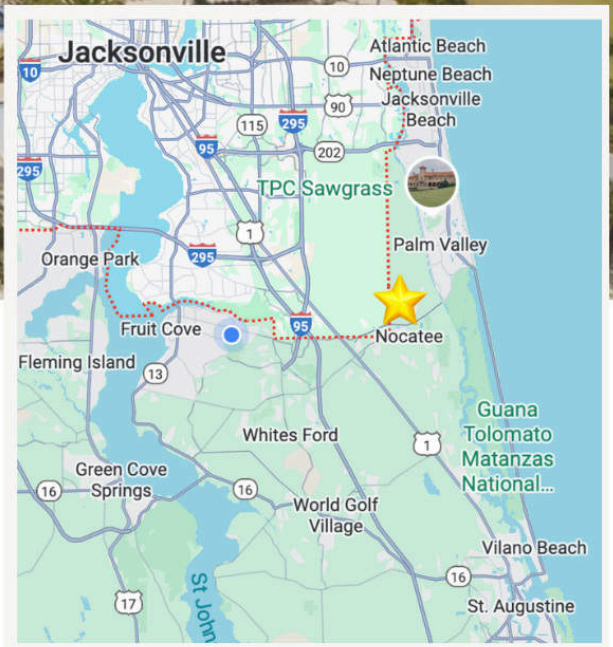
Varies by community

School district

St. Johns County School District







Nocatee:

25 MILES FROM DOWNTOWN JACKSONVILLE

A planned community with shared recreation areas, trails, a town center, and a mix of neighborhoods and home styles.

History:

Developed in the early 2000s, Nocatee was designed to balance modern living with preserved green space. It's now a national model for smart growth and community planning.

Amenities:

- Splash and Spray Water Parks
- Kayak launches, dog parks, and fitness centers
- Golf cart trails throughout the community
- Dozens of neighborhood parks and playgrounds
- Town Center with shopping, dining, medical, and more

Schools

Check current district assignments by property address. Programs, grade levels and attendance zones can change.

Attractions:

- Farmers markets and Food Truck Fridays
- Paddle Launch for kayaking and paddleboarding
- Splash Water Park with zip lines, lazy river, and slides
- Fitness classes, family events, concerts, and seasonal festivals
- Easy access to Ponte Vedra Beach and historic St. Augustine

Why people explore this area

Community amenities, cart paths, preserved green space and nearby shopping and dining.

Population

29,784

ZIP 32081; not Nocatee-only [P5]

ACS 2024 5-year estimate

Typical home value

~$663,000

ZIP 32081 benchmark · Sep 2026 [H5]

Zillow ZHVI · not an asking-price range

ZIP codes

32081

HOA / CDD

HOA and CDD vary by address

School district

St. Johns / Duval; verify address



Population

53,071

ZIP 32092; not SilverLeaf-only [P6]

ACS 2024 5-year estimate

Typical home value

~$471,000

ZIP 32092 benchmark · Sep 2026 [H6]

Zillow ZHVI · not an asking-price range

ZIP codes

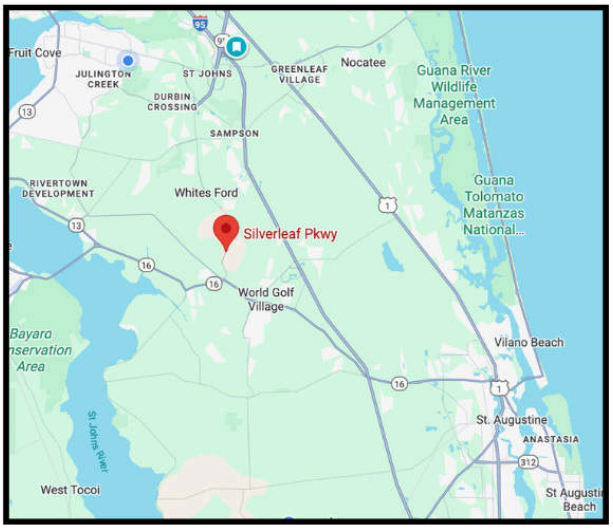
32092

HOA / CDD

HOA varies; no CDD [R1]

School district

St. Johns County School District



Silverleaf:

ST. JOHNS COUNTY · TEST YOUR ACTUAL COMMUTE

SilverLeaf offers newer homes, shared amenities, and a mix of neighborhoods in St. Johns County. The community advertises no CDD fees. [R1]

History & setting

SilverLeaf spans about 8,500 acres in total, with neighborhoods, amenities, sidewalks and cart paths. [R1]

Amenities:

- Splash parks, resort pools, and clubhouses
- Dog parks, playgrounds, and pickleball courts
- Golf cart-friendly streets and wide sidewalks
- Future shopping, dining, and commercial hubs in development

Schools

Check current district assignments by property address. Programs, grade levels and attendance zones can change.

Attractions:

- Rec centers with fitness and kids' zones
- Biking and jogging trails throughout the community
- Quick drive to World Golf Village, I-95, and St. Augustine

Why people explore this area

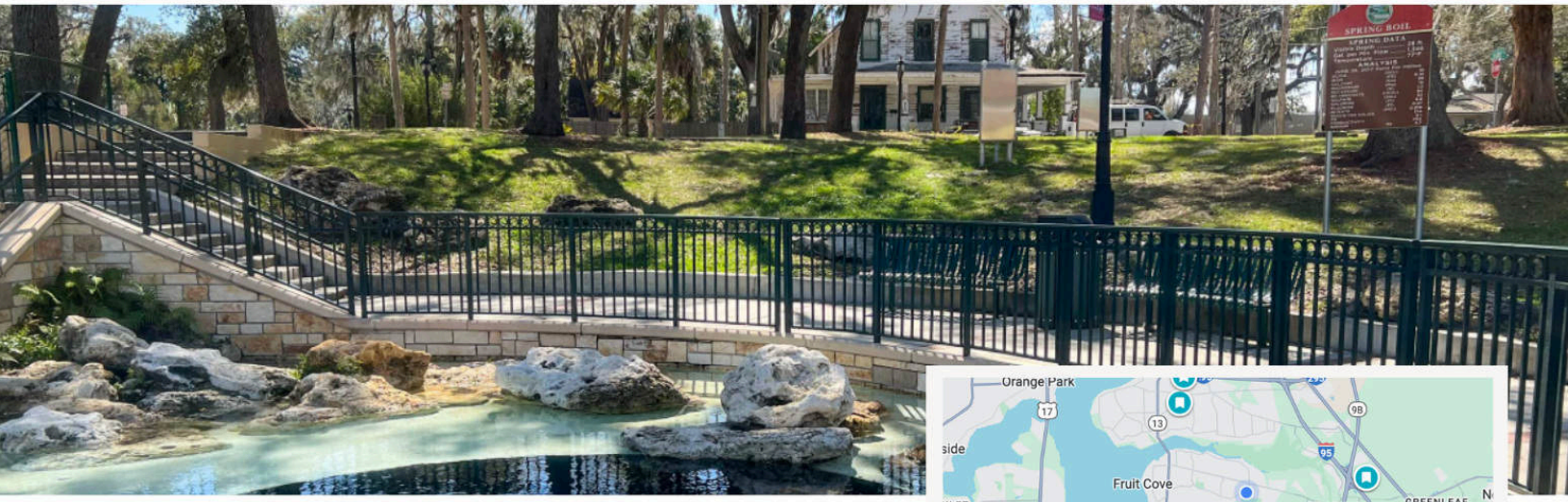
Newer homes, shared amenities, sidewalks and cart paths, with no CDD fees. [R1]

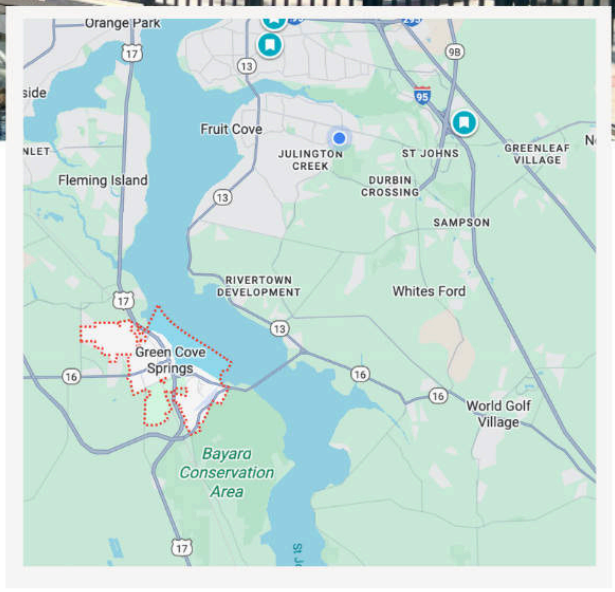




Green Cove Springs

35 MILES FROM DOWNTOWN JACKSONVILLE 45–55 MIN COMMUTE





Green Cove Springs offers small-town charm along the St. Johns River with a slower pace of life. Known for its natural spring, riverfront parks, and historic downtown,

History:

Founded in the mid-1800s, Green Cove Springs became a popular winter destination for northerners. The historic spring still feeds a public swimming pool today.

Amenities:

- Riverfront parks and public boat ramps
- Community pool fed by the natural spring
- Historic downtown with shops and local dining
- Multiple sports fields, playgrounds, and picnic areas

Schools

Check current district assignments by property address. Programs, grade levels and attendance zones can change.

Attractions:

- Riverfest, Memorial Day, and Christmas on Walnut Street festivals
- Easy drive to kayak launches, trails, and nature preserves
- Short trip to Fleming Island shopping and dining

Why People Love It:

- Active Lifestyle
- Waterfront Living
- Parks and Trails
- Quaint Feel

Population

34,562

ZIP 32043; broader than the city [P7]

ACS 2024 5-year estimate

Typical home value

~$345,000

ZIP 32043 benchmark · Aug 2026 [H7]

Zillow ZHVI · not an asking-price range

ZIP codes

32043

HOA / CDD

Varies by community

School district

Clay County District Schools

Northside Jax:

10–20 MILES FROM DOWNTOWN JACKSONVILLE

The Northside offers a mix of suburban neighborhoods, rural space, and waterfront living along the St. Johns River.



History:

Historically an agricultural and industrial hub, the Northside has seen steady residential growth in recent years, with new communities emerging alongside long-established neighborhoods.

Amenities:

- Proximity to Jacksonville International Airport
- Riverfront parks and boat ramps
- Large retail centers like River City Marketplace
- Golf courses and nature preserves

Schools

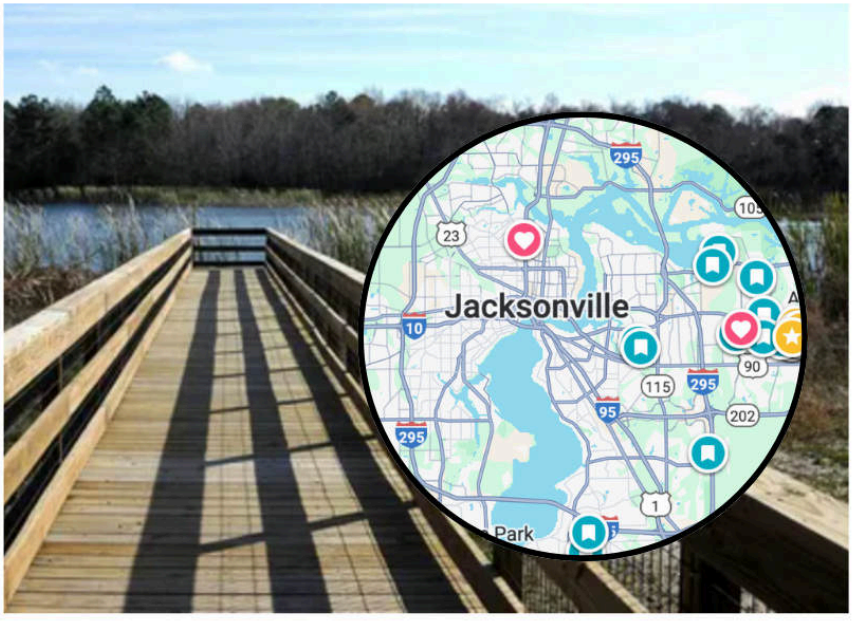
Check current district assignments by property address. Programs, grade levels and attendance zones can change.

Attractions:

- Jacksonville Zoo & Gardens
- Catty Shack Ranch Wildlife Sanctuary
- Timucuan Ecological and Historic Preserve
- Little Talbot Island and Amelia Island beaches just a short drive away

Why People Love It:

- Affordable housing options
- Easy access to I-95, I-295, and the airport
- Mix of city convenience and natural beauty
- Close to beaches and historic coastal towns



Population

72,905

ZIP 32218 only; not all Northside [P8]

ACS 2024 5-year estimate

Typical home value

~$299,000

ZIP 32218 benchmark · Sep 2026 [H8]

Zillow ZHVI · not an asking-price range

ZIP codes

32218, 32226, 32208, 32209, 32219

HOA / CDD

Varies by community

School district

Duval County Public Schools



History:

Developed in the early 1900s, Riverside and Avondale are listed on the National Register of Historic Places and showcase preserved Craftsman, Tudor, and Colonial Revival-style homes.

Amenities:

- · Riverfront parks and scenic walking routes
- · Boutique shopping and local markets
- · Eclectic restaurants, coffee shops, and breweries
- · Art galleries, museums, and theaters

Schools

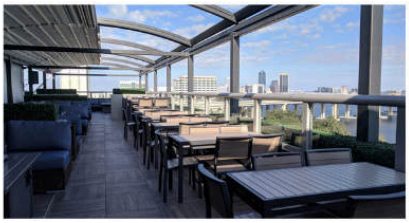
Check current district assignments by property address. Programs, grade levels and attendance zones can change.

Attractions:

- Riverside Arts Market (weekly) & parks
- Cummer Museum of Art & Gardens
- Five Points dining and nightlife district

Why People Love It:

- Walkable, bike-friendly streets
- Rich history and architectural charm
- Thriving local food, art, and music scene
- Minutes from downtown and major hospitals





Riverside/Avondale

2–4 MILES FROM DOWNTOWN JACKSONVILLE. 5–15 MIN COMMUTE

Two of Jacksonville's most beloved historic neighborhoods, known for their tree-lined streets, river views, and vibrant mix of arts, dining, and culture.

Population

38,299

ZIPs 32204 + 32205 combined [P9–10]

ACS 2024 5-year estimate

Typical home value

$367K / $422K

Riverside / Avondale · Sep 2026 [H9–10]

Zillow ZHVI · not an asking-price range

ZIP codes

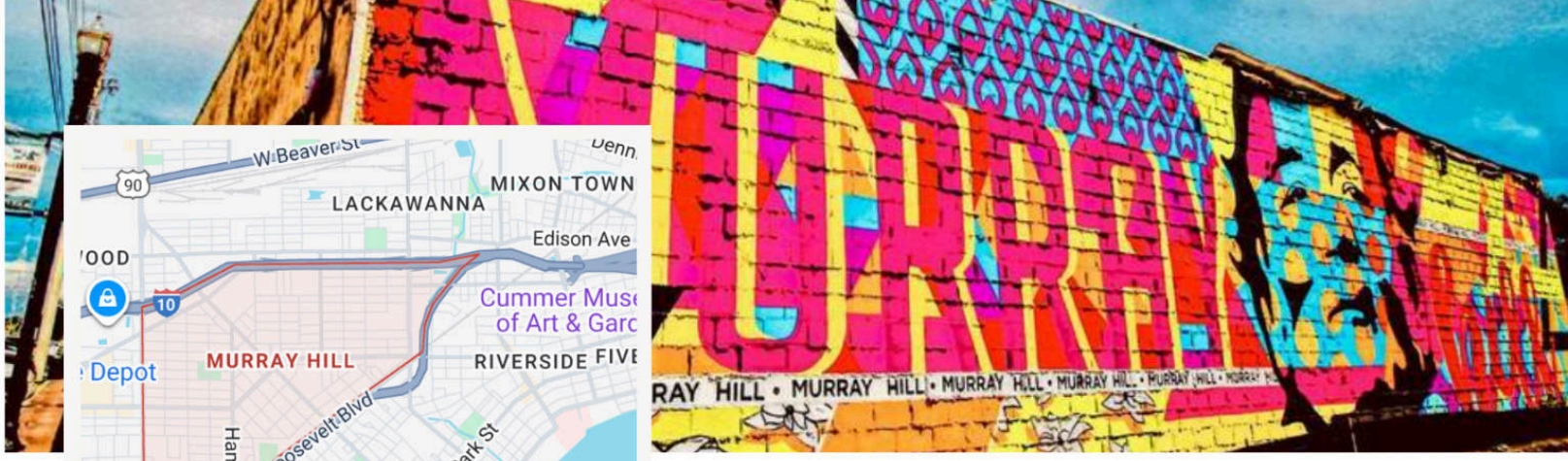
32204, 32205

HOA / CDD

Varies by property

School district

Duval County Public Schools



Murray Hill

4–5 MILES FROM DOWNTOWN JACKSONVILLE
10–15 MIN COMMUTE

A quirky, up-and-coming neighborhood with a small-town feel just minutes from downtown. Known for its affordable bungalows, creative local businesses, and growing food scene.

Population

29,148

ZIP 32205; broader than Murray Hill [P10]

ACS 2024 5-year estimate

Typical home value

~$232,000

Murray Hill neighborhood · Sep 2026 [H11]

Zillow ZHVI · not an asking-price range

ZIP codes

32205

HOA / CDD

Varies by property

School district

Duval County Public Schools

History:

Developed in the early 1900s as a streetcar suburb, Murray Hill retains much of its original charm with historic homes, mature trees, and a strong sense of neighborhood pride.

Amenities:

- Locally owned restaurants and coffee shops
- Parks, playgrounds, and community gardens
- Murray Hill Theatre and vintage shops
- Quick access to Riverside, Avondale, and I-10

Schools

Check current district assignments by property address. Programs, grade levels and attendance zones can change.

Attractions:

- Dreamette ice cream stand, a Jacksonville classic
- Murray Hill Theatre for live music and events
- Four Corners Park and neighborhood murals

Why People Love It:

- Affordable homes with historic charm
- Tight-knit, creative community
- Walkable to dining, coffee, and nightlife
- Central location with easy commutes



LIVING LOCAL

Coffee, a good meal, and time to explore.



Coffee & a neighborhood walk

Bold Bean Coffee Roasters

Try a local coffee stop while you explore the surrounding streets.

Visit website →

Breakfast, lunch or a break

Southern Grounds

Choose a location near the areas you're considering and leave time to look around.

Visit website →

Dinner in the Avondale area

Restaurant Orsay

A French-inspired bistro to add to an evening of exploring nearby neighborhoods.

Visit website →

A casual stop in San Marco

The Bearded Pig

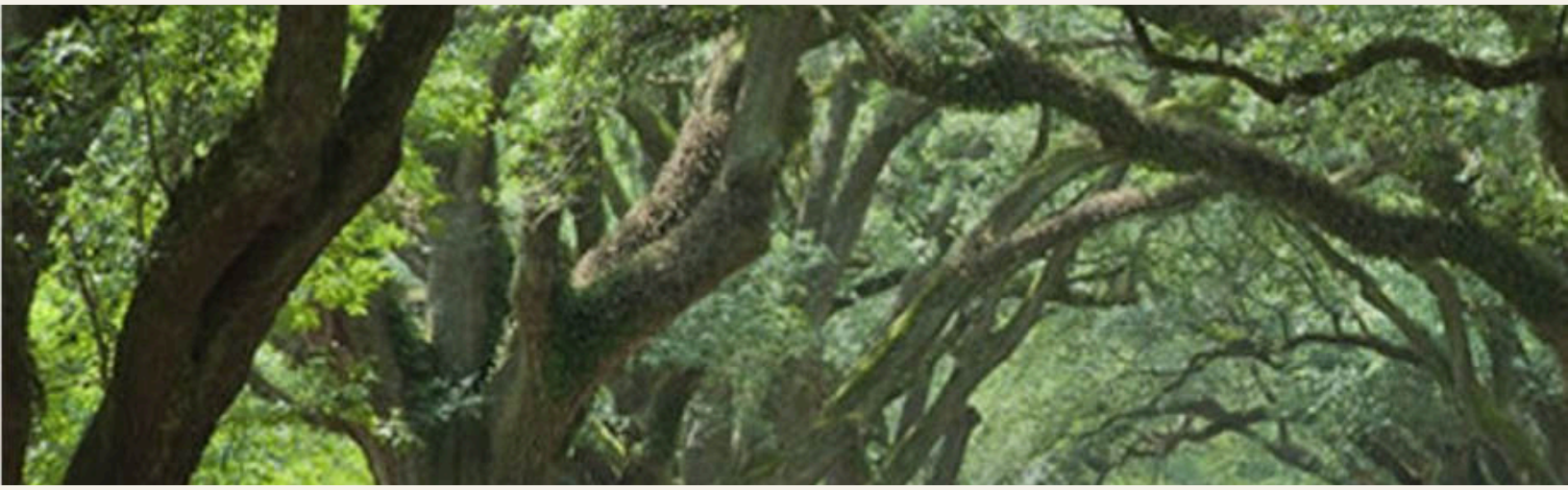
Barbecue and a relaxed meal while you spend time getting to know the area.

Visit website →

Make your scouting trip feel like a regular day: try the drive, grab a coffee, visit a park, and see what you notice. Check each location's current hours before heading out.

LIVING LOCAL

Leave room for a little exploring.



Art & riverfront gardens

Cummer Museum of Art & Gardens

A Riverside stop for art, gardens and views of the St. Johns River.

Plan your visit →

Beach, trails & time outside

Kathryn Abbey Hanna Park

Explore beach access, hiking and biking trails, and the park's natural setting.

Plan your visit →

A quieter outdoor outing

Jacksonville Arboretum & Botanical Gardens

Nature trails and gardens for a break from driving neighborhoods.

Plan your visit →

A bookstore wander

Chamblin Bookmine

Browse a local bookstore while you get a feel for the surrounding area.

Plan your visit →

These are a few starting points from the original guide. Check current hours, admission and access details with each location before visiting.

DATA & SOURCES

About the home values

Research checked October 22, 2026. Values are rounded from the Zillow Home Value Index (ZHVI). The source month is shown for each benchmark; it is not a forecast or an individual property appraisal.

A ZIP benchmark can cover much more than the featured community. Nocatee, SilverLeaf, the Beaches and Northside figures should be read with the geography shown on their pages. Riverside and Avondale are two separate estimates, not a price range.

H1 | Mandarin neighborhood

Zillow ZHVI · September 30, 2026

H2 | San Marco neighborhood

Zillow ZHVI · August 31, 2026

H3 | ZIP 32250 / Beaches reference

Zillow ZHVI · September 30, 2026

H4 | ZIP 32259 / St. Johns reference

Zillow ZHVI · September 30, 2026

H5 | ZIP 32081 / Nocatee reference

Zillow ZHVI · September 30, 2026

H6 | ZIP 32092 / SilverLeaf reference

Zillow ZHVI · September 30, 2026

H7 | ZIP 32043 / Green Cove reference

Zillow ZHVI · August 31, 2026

H8 | ZIP 32218 / Northside reference

Zillow ZHVI · September 30, 2026

H9 | Riverside neighborhood

Zillow ZHVI · September 30, 2026

H10 | Avondale neighborhood

Zillow ZHVI · September 30, 2026

H11 | Murray Hill neighborhood

Zillow ZHVI · September 30, 2026

For your search, we'll compare current listings and recent comparable sales for the specific location, home style and price point you're considering.

About the population figures

Population uses the latest verified ACS 2024 5-year ZIP Code Tabulation Area estimates available for this revision, as displayed by Census Reporter. These are survey estimates for 2020–2024, not October 2026 resident counts or precise neighborhood populations.

P1 | ZIP 32223: 26,160
Census Reporter · ACS 2024 5-year

P2 | ZIP 32207: 36,998
Census Reporter · ACS 2024 5-year

P3 | ZIP 32250: 29,072
Census Reporter · ACS 2024 5-year

P4 | ZIP 32259: 75,016
Census Reporter · ACS 2024 5-year

P5 | ZIP 32081: 29,784
Census Reporter · ACS 2024 5-year

P6 | ZIP 32092: 53,071
Census Reporter · ACS 2024 5-year

P7 | ZIP 32043: 34,562
Census Reporter · ACS 2024 5-year

P8 | ZIP 32218: 72,905
Census Reporter · ACS 2024 5-year

P9 | ZIP 32204: 9,151
Census Reporter · ACS 2024 5-year

P10 | ZIP 32205: 29,148
Census Reporter · ACS 2024 5-year

The Riverside / Avondale reference adds ZIPs 32204 and 32205 (38,299). Both ZIPs include other neighborhoods; they are not a count of just Riverside and Avondale. The Murray Hill page shares ZIP 32205, so do not add these pages together.

Community & school resources

R1 | SilverLeaf: community, amenities and no CDD

R1 | SilverLeaf: location and total development acreage

St. Johns County School District: attendance zones

Duval County Public Schools

Clay County District Schools

Area photos and maps retained from Jen's supplied guide. ZIP boundaries: FDOT (linked on page 6). Local-spot websites are linked on pages 17–18. Check fees, programs, access and school assignments for the address and date relevant to your plans.

YOUR NEXT STEP

Let's talk about your move.



Which areas feel like a possibility?

Let's talk through what matters to you and narrow the search to homes and neighborhoods worth a closer look.

Book a Home & Neighborhood Call with me.

We'll talk about your wants, needs, budget and timeline, compare possible areas, and map out your next steps. Selling a home too? We'll work that into the plan.

Book your Home & Neighborhood Call

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