



AN ESTABLISHED JACKSONVILLE COMMUNITY

# Welcome to Mandarin

*Everything You Need to Know Before You Move*

Spanish moss drapes the live oaks like nature's curtains, framing a community where the St. Johns River has shaped life for generations. Here, custom estates nestle between mid-century ranches while historic parks tell stories of old Florida.



## Living Where Nature Sets the Rhythm

*The St. Johns River catches the morning light like liquid gold, while ancient live oaks stand sentinel over neighborhoods where families gather for weekend festivals and evening strolls. This is a place where Spanish moss whispers stories of old Florida, and every sunrise over the water feels like a promise kept.*

### RIVERFRONT RECREATION

Walter Jones Historic Park draws visitors from across northeast Florida with its 4.8-star rating and perfect blend of natural beauty and cultural heritage. The scenic walking trails wind through moss-draped oaks toward St. Johns River access points, where families launch kayaks and watch herons fish in the shallows. Just down the river, Tommy Hazouri Sr. Park offers newly renovated playgrounds and a boat ramp where weekend adventures begin. Elizabeth 'Betty' Wolfe Park and Burnett Park round out a collection of green spaces that make outdoor living feel effortless, whether you're seeking peaceful river views or active recreation with youth sports fields and community gatherings.

### NEIGHBORHOOD CHARACTER

From the peaceful streets of Loretto to the coveted riverfront properties where custom estates mix with mid-century ranches and newer infill builds, Mandarin offers something for every vision of home. River properties rarely last long on the market, drawn by buyers seeking character-filled homes with spacious lots and architectural variety that gives each street its own welcoming personality. The gently rolling hills along the St. Johns create natural terraces where mature tree canopies shelter neighborhoods that feel both established and evolving, where non-HOA communities preserve the area's organic charm alongside newer subdivisions.

### NEIGHBORHOOD SPOTLIGHT

*Walter Jones Historic Park stands as Mandarin's crown jewel, where 4.8 stars from over 1,070 visitors reflect a place where Florida's natural beauty and cultural heritage create magic along the riverfront. Here, history lives in the ancient oaks and flows with the St. Johns River.*

### COMMUNITY TRADITIONS

Every Easter weekend since 1968, the Mandarin Art Festival transforms the neighborhood into northeast Florida's premier cultural celebration. Over 100 artists compete for awards while families browse the children's art show and sample treats from the traditional bake sale. This beloved tradition draws thousands who return year after year, creating connections that span generations. The festival grounds come alive with the energy of a community that values both artistic expression and neighborly gathering, embodying the creative spirit that flows through daily life here.

### WELLNESS & COMMUNITY

The Williams Family YMCA serves as the neighborhood's wellness hub, earning 4.5 stars from 380 members who appreciate its comprehensive programs for all ages. Here, fitness becomes a family affair with swimming lessons for the kids and yoga classes for adults, creating connections that extend far beyond workout routines. The facility's community-centered approach reflects Mandarin's broader commitment to healthy living, where morning jogs along river trails and evening walks through moss-draped neighborhoods become natural parts of daily rhythm.

*"Spanish moss and modern convenience flow together like the St. Johns itself"*

# The Details That Make Life Flow Smoothly

*Beyond the Spanish moss and river views lies a community thoughtfully designed for modern living, where excellent schools, strategic location, and strong property values create the foundation for lasting neighborhood satisfaction.*

## STRATEGIC LOCATION

Mandarin's position along major corridors like San Jose Boulevard and Old St. Augustine Road creates seamless connectivity throughout the Jacksonville metro area. With convenient access to I-295, residents enjoy average commute times of just 29 minutes to downtown Jacksonville, while St. Johns sits only 10 minutes away and Fruit Cove just 12 minutes distant. The well-planned traffic patterns and alternative route options make daily travel stress-free, whether you're heading to work in Jacksonville's urban core or exploring the growing communities to the south. This strategic positioning offers the best of both worlds — peaceful riverfront living with metropolitan convenience.

## EDUCATION & FAMILY LIFE

Mandarin's appeal to families shows in both the demographics and the schools that serve the community through the Duval County School District. With 44.4% of residents holding college degrees and a median age of 35.7 years, this is a community where education and lifelong learning matter. The highly-regarded schools consistently attract families seeking quality educational opportunities combined with the neighborhood's peaceful residential atmosphere. Parents appreciate how the area's parks, cultural events like the annual Art Festival, and community amenities create rich environments for raising children.

## HOUSING MARKET STRENGTH

The numbers tell a story of sustained desirability, with a median sale price of \$392K and homes moving efficiently at 47 days on market. At \$206 per square foot, Mandarin offers compelling value for riverfront proximity and established neighborhood character, while the 61.5% homeownership rate reflects a community of invested residents. Properties here range from historic riverfront estates to modern family homes, with the mix of custom builds, mid-century ranches, and newer construction ensuring options for different lifestyles and budgets. The market's stability stems from the area's unique combination of natural beauty, convenient location, and strong community amenities.

## ECONOMIC LANDSCAPE

With 970 local establishments and a median household income of \$100K, Mandarin balances residential tranquility with economic vitality. The community supports a diverse business ecosystem that ranges from riverfront restaurants to professional services, creating local employment opportunities while maintaining the neighborhood's character. This economic foundation, combined with the area's natural assets and cultural amenities, contributes to property value stability and the sense of a community that's both established and growing thoughtfully.



## 29 minutes

AVERAGE COMMUTE TO DOWNTOWN

### COUNTY

Duval County

### ZIP CODES

32258, 32257

### NEARBY CITIES

Jacksonville (15 min drive) | St. Johns (10 min drive) | Fruit Cove (12 min drive)

### CLIMATE

Subtropical with 89°F summer highs, 52°F winter lows, 147 sunny days annually

### MEDIAN SALE PRICE

\$392K

### MEDIAN HOME VALUE

\$348K

### MEDIAN RENT

\$2K/mo

### PRICE PER SQFT

\$206/sqft

### DAYS ON MARKET

47 days

### MEDIAN HOUSEHOLD INCOME

\$100K

### HOMEOWNERSHIP RATE

61.5%

### COLLEGE EDUCATED

44.4%

### MEDIAN AGE

35.7 years

### POPULATION

40,545

### LOCAL BUSINESSES

970 establishments

*"Where \$392K median sale price meets riverfront character and metropolitan convenience"*



## Where Every Meal Tells a Story

*The aroma of fresh seafood drifts from riverside decks while craft beer flows at neighborhood breweries, creating a dining scene as diverse as the community itself. From hibachi grills sizzling with evening entertainment to intimate French cafes perfect for morning coffee, Mandarin's restaurants reflect the sophisticated tastes of riverfront living.*

### LOCAL FLAVOR

Julington Creek Fish Camp anchors the dining scene with 4.6 stars from over 4,400 diners who come for fresh catches and scenic riverside atmosphere. The quintessential Florida dining experience unfolds here, where waterfront views enhance every meal. Leona's Cucina earns exceptional praise with 4.9 stars from 250 diners for its authentic Italian cuisine and warm hospitality, while The Dough Show brings creative innovation with 4.8 stars from 570 guests. Sakura Japanese Steakhouse delivers entertaining Teppanyaki experiences that delight families, and Le Petit Paris Cafe Mandarin transports guests to Europe with genuine French pastries and bistro fare that has earned 4.7 stars from 1,300 patrons.

### CRAFT BEER CULTURE

The local brewing scene showcases artisanal quality with 2nd Bay Brewing Co. earning an outstanding 4.8 stars from 110 beer enthusiasts for their craft brews and welcoming community atmosphere. Legacy Ale Works matches that excellence with 4.8 stars from nearly 200 visitors who appreciate exceptional craft beers and friendly service. These breweries create perfect gathering spots where neighbors become friends over artisanal pints, reflecting the area's growing appreciation for local craftsmanship and community connection.

### ELEGANT EVENINGS

Chophouse Thirteen brings big-city sophistication to Mandarin with 4.5 stars from over 1,000 diners seeking premier steakhouse dining and elegant atmosphere. Enza's Italian Restaurant offers upscale Italian dining with authentic cuisine and sophisticated service that has earned 4.5 stars from 1,500 guests. For those seeking international flavors, Samira's Café provides a unique Mediterranean experience with 4.7 stars from nearly 300 diners who appreciate the fresh, healthy cuisine and authentic Middle Eastern preparations. These establishments prove that fine dining thrives along the St. Johns River.

### SHOP & EXPLORE

St. Johns Town Center elevates the shopping experience as northeast Florida's premiere outdoor lifestyle destination, featuring over 175 stores and restaurants across 1.1 million square feet of beautifully designed retail space. This architectural gem includes exclusive market retailers like Apple and Pottery Barn alongside diverse dining options. Closer to home, Mandarin Landing and Old St Augustine Plaza serve daily needs with 4.4-star ratings from thousands of visitors who appreciate the convenient mix of retail stores, restaurants, and services in attractive settings.



### JEN CROXTON'S PICKS

*My favorites include the waterfront magic at Julington Creek Fish Camp for those sunset dinner views, the entertaining hibachi experience at Sakura Japanese, the sophisticated Italian atmosphere at Enzo's, and the premier steakhouse experience at Chophouse Thirteen — each representing why Mandarin's dining scene rivals any in northeast Florida. - Jen Croxton*

*"From riverside seafood to craft breweries, every neighborhood craving finds satisfaction here"*



## Where Adventure Meets the River

*The St. Johns River doesn't just border Mandarin—it defines it. Here, the morning mist lifts off gentle waters while golfers claim their tee times, trail runners disappear into oak canopies, and families head to parks where Spanish moss filters the Florida sun into perfect dappled light.*

### CHAMPIONSHIP GOLF AT YOUR DOORSTEP

Four exceptional golf courses call Mandarin home, each offering its own character and challenge. Julington Creek Golf Club provides accessible excellence with scenic water views, while Deercreek Country Club's exclusive atmosphere attracts serious players seeking championship conditions. San Jose Country Club, rated 4.7 stars by nearly 300 members, combines refined clubhouse amenities with meticulously maintained fairways. For the ultimate golfing experience, Deerwood Country Club delivers world-class facilities in an elegant private setting that's become legendary among Northeast Florida golfers.

### TRAILS THROUGH LIVING HISTORY

Julington Durbin Creek Nature Preserve stands as one of Northeast Florida's hidden gems, where 835 visitors have rated the pristine trails and wildlife viewing opportunities at an impressive 4.6 stars. Here, boardwalks wind through untouched ecosystems where herons fish in shallow creeks and ancient oaks create cathedral-like canopies. Walter Jones Historic Park weaves history into every step, combining scenic river trails with glimpses into Mandarin's past. These aren't just walking paths—they're corridors through Florida's natural soul, where every visit reveals something new about the landscape that makes this community special.

### RIVER LIFE RUNS DEEP

The St. Johns River isn't just scenery—it's a way of life. Multiple boat ramps and waterfront access points connect residents directly to one of Florida's most scenic waterways, where morning fishing expeditions give way to afternoon cruising and sunset paddling. Tommy Hazouri Sr. Park's boat ramp provides convenient launching for exploring the river's winding channels, while Walter Jones Historic Park offers shoreline access for those who prefer to stay on land. Whether you're casting a line from the bank or navigating the river's gentle currents, the water here feels like an extension of your backyard.

### COMMUNITY FITNESS THAT FEELS LIKE FAMILY

The Williams Family YMCA anchors Mandarin's fitness culture with programs that bring neighbors together through shared goals. This comprehensive facility, rated 4.5 stars by 380 members, offers everything from youth sports leagues to senior fitness classes, creating connections that extend far beyond workout routines. The energy here reflects the community itself—active, inclusive, and genuinely supportive. Whether you're training for a marathon or introducing your kids to their first swim lessons, this is where Mandarin comes together to stay healthy and build friendships that last.

#### GOLF COURSES

4 championship courses

#### NATURE PRESERVE

Julington Durbin Creek

#### RIVER ACCESS POINTS

Multiple boat ramps

#### HISTORIC PARK

Walter Jones Historic Park

#### COMMUNITY RECREATION

Williams Family YMCA

#### PARKS & TRAILS

4 major park destinations

4.6 stars from 835 visitors NATURE PRESERVE RATING

*"The St. Johns River doesn't just border Mandarin—it flows through the heart of everything we do here"*



— PET-FRIENDLY LIVING

# Paws, Parks & Plenty of Trails

*In Mandarin, four-legged family members aren't just tolerated—they're celebrated. From riverside trails perfect for morning walks to coffee shops that greet your pup by name, this is a community where the dog park conversation might lead to lifelong friendships.*

## TRAILS BUILT FOR EXPLORING TOGETHER

Walter Jones Historic Park transforms daily dog walks into scenic adventures along the St. Johns River, where leash-friendly trails wind through moss-draped oaks and offer glimpses of Florida's natural beauty at every turn. The newly renovated Tommy Hazouri Sr. Park provides well-maintained walking paths perfect for dogs who love variety in their routes, with open areas where the river breeze carries interesting scents from the water. These aren't just exercise destinations—they're places where dogs and their humans discover something new together, whether it's a great blue heron fishing in the shallows or a perfect spot to watch boats drift by on lazy afternoons.

## PARKS THAT UNDERSTAND PACK LIFE

Elizabeth 'Betty' Wolfe Park has earned its 4.6-star rating from over 500 visitors by creating spaces where families—including the four-legged members—can truly relax and play. Burnett Park's extensive recreational facilities welcome pets and their humans to enjoy the outdoor lifestyle that defines Mandarin living. These community gathering places recognize that great neighborhoods are built on connections, and sometimes those connections start with two dogs meeting during an afternoon walk while their humans discover they have more in common than just pet ownership.

## COFFEE CULTURE THAT WELCOMES ALL

Mandarin's coffee culture embraces the whole family, furry members included. Tetherball Coffee has earned its stellar 4.9-star rating from 295 customers partly because they understand that great coffee conversations often happen with a loyal dog at your feet. Soul Coffee takes pet hospitality even further, earning perfect 5-star ratings from 128 customers who appreciate a cafe that makes both humans and their companions feel genuinely welcome. These local spots create the kind of community atmosphere where regular customers become friends, and dogs often recognize their favorite baristas before their owners do.

## RIVER ACCESS FOR WATER DOGS

The St. Johns River access points throughout Mandarin open up a world of aquatic adventure for water-loving dogs. Tommy Hazouri Sr. Park's boat ramp area provides safe spots where dogs can wade and splash while staying close to shore, and the scenic waterfront locations offer endless entertainment for pets who love watching boats and wildlife. Many Mandarin residents discover that their morning coffee tastes better when shared on a park bench overlooking the river, with a contented dog taking in the morning sounds of water lapping against the shore and birds calling from the cypress trees.

PET-FRIENDLY PARKS

**4 major destinations**

PET-WELCOME CAFES

**2 highly-rated spots**

RIVER TRAIL ACCESS

**Multiple waterfront trails**

HISTORIC PARK TRAILS

**Walter Jones Historic Park**

COMMUNITY RATING

**4.6+ star pet-friendly venues**

WATERFRONT ACCESS

**St. Johns River shoreline**

## Perfect 5 stars at Soul Coffee PET-FRIENDLY COFFEE RATING

*"Here, the dog park conversation might lead to lifelong friendships—both human and canine"*

# Welcome Home to Something Special

*After experiencing everything Mandarin offers—from riverfront sunrises to championship golf, from historic charm to modern convenience—the next step feels natural. Let's find the perfect place for your story to unfold in this extraordinary community.*

## WHY WORK WITH JEN CROXTON

As your dedicated guide to Mandarin real estate, Jen brings deep local knowledge earned through years of exploring these neighborhoods—from the peaceful streets of Loretto to the custom riverfront estates that define waterfront living. She understands that finding home in Mandarin isn't just about square footage or school zones; it's about discovering which morning coffee spot will become your ritual, which trail will be your weekend escape, and which neighbors will become lifelong friends. Her expertise extends beyond market analysis to the authentic lifestyle connections that make a house feel like home. With intimate knowledge of everything from the best dinner reservations at Julington Creek Fish Camp to the hidden river access points that locals treasure, Jen helps clients navigate not just the buying process, but the rich community life that awaits.

## YOUR NEXT CHAPTER STARTS HERE

Picture Saturday mornings that begin with coffee at Soul Coffee, where regulars know your order and your dog's name. Imagine evening walks through Walter Jones Historic Park, where Spanish moss filters golden light and the St. Johns River reflects the day's last colors. Envision neighbors who become friends at the annual Mandarin Art Festival, where Jacksonville's longest-running celebration brings the community together every Easter weekend. This is life in Mandarin—where historic charm meets modern convenience, where nature access feels effortless, and where every day offers new ways to connect with an extraordinary place and the remarkable people who call it home.

*"In Mandarin, you don't just find a house, you discover a way of life where every day feels like the good life"*



## Jen Croxton

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*Ready to discover your place in Mandarin? Let's explore what makes this community the perfect setting for your next chapter.*

Round Table Realty represents a distinctive approach to Florida real estate, built on the principle that every client deserves dedicated advocacy. Through their single-agency representation model, each client works with an agent who represents only them—never both buyer and seller in the same transaction. This commitment to exclusive representation pairs with their innovative in-house escrow deposit protection, providing clients an unparalleled advantage during the buying process. When escrow is held at traditional title companies or law firms, clients waive their right to bring disputes to the state regulatory process. Round Table Realty's in-house escrow ensures clients retain these valuable rights while avoiding the costs typically associated with binder disputes. Combined with deep expertise across Florida's diverse markets, this full-service brokerage delivers both protection and local insight that makes the difference between a transaction and a truly successful home buying experience.

