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Franklin County

A FLORIDA COUNTY GUIDE · PANHANDLE & EMERALD COAST

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REGION

Panhandle & Emerald Coast

COMMUNITIES TO START WITH

**Apalachicola,
Carrabelle, St. George
Island**

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Working waterfronts, protected landscapes, seafood heritage and uncrowded beaches define the Forgotten Coast.

Lifestyle: Old Florida · Island access · Conservation

Franklin County by the numbers

Population Census estimate	12,553	At the last full count 2020 Census	12,451
Median age	50.1	Aged 65 and over	26.5%
Under 18	15.4%	Median household income	\$64,105
Median home value what owners estimate	\$273,300	Homeownership	80.9%
People per household	2.21	Average commute	19.3 minutes

U.S. Census Bureau, American Community Survey, published January 2026, read September 19, 2026. Survey figures are estimates; median home value is what owners estimate their home is worth, not a sale price.

Communities to compare

Apalachicola

Start with Apalachicola to understand the established center, nearby services and everyday rhythm within Franklin County.

St. George Island

Walk or drive through St. George Island at different times of day to judge traffic, neighborhood character and access to outdoor space.

Carrabelle

Use Carrabelle to compare housing patterns, main-road access and the shopping or medical stops used during a normal week.

Places that reveal the county

Dr. Julian G. Bruce St. George Island State Park

The empty east end of St. George Island, nine miles of white sand and dune with the Gulf on one side and marsh on the other.

Tate's Hell State Forest

Over 202,000 acres of swamp named for a man who said he had just come from Hell, with a boardwalk through dwarf cypress under fifteen feet tall.

Crooked River Lighthouse

A 100-foot iron skeleton lighthouse of 1895 at Carrabelle, painted white below and red above, with its original Paris-made lens back in place.

Orman House Historic State Park

An 1838 Greek Revival house built by a cotton merchant, its woodwork cut in New York and shipped down to be put together here.

Raney House Museum

An 1838 merchant's house on Market Street, free to visit, built when Apalachicola shipped over 50,000 bales of cotton in a single year.

Beaches in Franklin County

Always verify current parking, fees, water quality, lifeguard coverage and posted rules before leaving.

Alligator Point Beach

Carrabelle Beach

Dr. Julian G. Bruce St. George Island State Park Beach

Apalachicola National Estuarine Research Reserve

A UNESCO Biosphere Reserve of nearly 250,000 acres covering the lower Apalachicola River and its bay, with a free nature center at Eastpoint.

Apalachicola Historic District

Six hundred and fifty-two historic buildings in a town that was once the third busiest port on the Gulf.

Cape St. George Lighthouse

A lighthouse that fell into the Gulf in 2005 and was rebuilt from 24,000 of its own recovered bricks, reopened in 2008.

Carrabelle History Museum

A free town museum on Avenue B covering Apalachee artifacts, the sponge and shrimp trades, the SS Tarpon and the legend of Tate's Hell.

St. Vincent National Wildlife Refuge

A 12,490-acre island refuge reached only by boat, where sambar deer left from a private hunting preserve still roam and red wolves are bred.

Where to check

Florida disaster preparedness maps · Official evacuation-zone, route and storm-surge planning maps.

floridadisaster.org

Florida school accountability reports · Current state school and district accountability information.

fldoe.org

Florida community health data · County-level public health indicators and community reports.

flhealthcharts.gov

Florida housing resources · State resources for homebuyers, renters and local assistance programs.

floridahousing.org
