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Hernando County

A FLORIDA COUNTY GUIDE · GULF COAST

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REGION

Gulf Coast

COMMUNITIES TO START WITH

Brooksville, Spring Hill, Weeki Wachee

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Historic Brooksville, suburban Spring Hill and access to springs, trails and the Gulf create a mix of rural and commuter-oriented living.

Almost nobody arrives at Hernando County first.

They start at Pasco, an hour north of Tampa, decide it costs more than they wanted, and look one county further up. Or they start at Citrus, decide it is quieter and older than they wanted, and look one county back down.

Hernando is what sits between those two decisions, and it is worth seeing the three side by side rather than one at a time.

Lifestyle: Nature · Suburban value · Tampa reach

The choice people are making

	PASCO	HERNANDO	CITRUS
Median home value	\$300,900	\$276,000	\$245,500
Aged 65 and over	22.4%	27.3%	38.1%
Median income	\$70,492	\$66,058	\$56,546
Homeownership	75.7%	82.5%	85.2%
Average commute	31.1 min	31.4 min	27.8 min

Read down any column and the pattern is the same. Going north from Tampa, houses get cheaper, residents get older, more people own rather than rent, and incomes fall. Hernando sits in the middle of all four.

Spring Hill is not the same as the county

Brooksville is the county seat. Spring Hill is where nearly everybody lives — 113,568 people at the 2020 Census, more than half the county.

And Spring Hill does not match the county's own averages:

	SPRING HILL	HERNANDO COUNTY
Median home value	\$288,500	\$276,000
Aged 65 and over	22.8%	27.3%
Under 18	19.8%	18.3%
People per household	2.60	2.49

Spring Hill is younger, more expensive and has more children in it than the county it belongs to. Which means the older, cheaper Hernando is everywhere else — Brooksville, the rural east, the land toward the county line.

Anyone quoting you "Hernando County" numbers is describing a place that is really two places, and the one you are probably looking at is the pricier half.

Communities to compare

Brooksville

Brooksville is the county's older half — the government end, on higher ground toward Chinsegut Hill, while most of the population sits out at Spring Hill. The two ends of Hernando are not one market and not one commute, so price them and time them separately.

Spring Hill

Spring Hill holds more than half the county's population and runs younger and pricier than Hernando's own averages, with most of the newer building around it. Compare a Spring Hill address against one east of I-75 before assuming the county price applies.

Weeki Wachee

Weeki Wachee sits on the coastal side around the spring and its state park, closer to the water and to US 19 than to the county's employment. Check what the drive to Brooksville or the Parkway actually costs you from any address here.

Questions to answer for Hernando County

The commute number, and what it does not say

Look at that bottom row again. Pasco averages 31.1 minutes to work. Hernando averages 31.4. The difference is eighteen seconds.

That is not because Hernando is closer to Tampa than Pasco. It plainly is not. It is because most people in both counties are not driving to Tampa at all — they are working where they live, and the county-wide average tells you about them, not about the commuter.

So if you ARE planning to work in Tampa, ignore that number entirely. It describes your neighbors, not you. Drive the Suncoast Parkway from the actual address at seven in the morning and time it yourself. That is your number, and nothing published will give it to you.

Where the jobs are

This is a county with its own employment, which is why the average commute looks the way it does.

The Hernando County School Board is the largest employer at around 3,002 people. Oak Hill Hospital employs about 1,561. Walmart around 1,350 and Publix around 1,050. The county also holds what it describes as the largest truck-to-truck Walmart distribution center in the United States.

Schools, a hospital, a supermarket chain and a distribution hub. That is a working county, not a dormitory — and it explains why 82.5 percent of homes here are owner-occupied while renters struggle to find anything.

The coast, the hill and the spring

The county runs from the Gulf coast to 269 feet at Chinsegut Hill, which by Florida standards is genuine elevation. Nearly 20 percent of the county's 589 square miles is water.

Weeki Wachee is here — the spring and the state park built around it. The Weeki Wachee Preserve sits alongside.

The coastline is Nature Coast rather than beach resort: marsh, river mouth and low ground rather than sand and high-rises. If you want a beach you drive to one.

What you are actually trading

Against Pasco, you trade about \$25,000 on the price of a house for being one county further from Tampa — and, if you work locally, almost nothing else.

Against Citrus, you trade about \$30,000 the other way for a county that is eleven points younger, has more children in it, more jobs of its own, and a shorter drive to a city.

Neither of those is the right answer. Which one is right depends entirely on whether the money you earn comes from Tampa or from here, and that is the question to settle before you look at a single house.

Places that reveal the county

Weeki Wachee Springs State Park

A spring pushing out 117 million gallons a day, and an underwater theater sunk 16 feet into the limestone where mermaids have performed since 1947.

Chinsegut Hill Historic Site

An 1850s plantation house on one of the highest hills in peninsular Florida, later owned by a man who advised seven presidents and met Lenin.

Chinsegut Wildlife and Environmental Area

Some of the oldest longleaf pines in central Florida standing around a wet prairie where sandhill cranes gather all winter.

Linda Pedersen Park

A 135-acre park at Jenkins Creek with 110 acres of marsh, a new boardwalk opened in 2026 and an observation tower still shut.

Florida Mermaid Trail

Twenty-one mermaid sculptures placed through historic downtown Brooksville, free to walk, sunrise to sunset.

Withlacoochee State Forest

At 157,479 acres, Withlacoochee State Forest spreads across four counties, with a share of it in Sumter.

Weekiwachee Preserve

Eleven thousand acres of old limestone quarry, where the flooded pits have turned a hard blue and black bears still use the ground.

Brooksville Railroad Depot Museum

An 1885 depot standing where it was built, holding a 1925 fire engine and a restored lumber company box car.

Bayport Park

A cotton port in the 1850s that ran the Union blockade through the Civil War, now a park of 45 residents and a fishing pier.

Withlacoochee State Trail

Forty-six miles of paved rail trail from Dunnellon to Trilby, the longest in Florida.

Boyett's Grove & Citrus Attraction

A 1960s roadside fruit stand at Brooksville that grew into a citrus shop, an ice cream parlor, an aviary and a dinosaur cave.

Beaches in Hernando County

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

Alfred McKethan Pine Island Park Beach

Where these figures came from

US Census Bureau QuickFacts, Hernando County, Florida. Population, age, income, home value, homeownership, household size, commute, education

US Census Bureau QuickFacts, Spring Hill CDP, Florida. Spring Hill figures — 2020 population, age, income, home value, homeownership, household size, commute

US Census Bureau QuickFacts, Pasco County, Florida. The Pasco column of the comparison — population estimate, age, income, home value, commute, homeownership

US Census Bureau QuickFacts, Citrus County, Florida. The Citrus column of the comparison

Wikipedia, Hernando County, Florida. County seat, 2020 count, land and water area, Chinsegut Hill elevation, highways and the Suncoast Parkway, largest employers and their headcounts, the Walmart distribution center, Weeki Wachee Preserve, median age