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St. Johns County

A FLORIDA COUNTY GUIDE · ATLANTIC COAST

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REGION

Atlantic Coast

COMMUNITIES TO START WITH

St. Augustine, Ponte Vedra Beach, Nocatee, Hastings

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Historic St. Augustine, Atlantic beaches, golf communities and expanding suburban areas south of Jacksonville create a polished First Coast gateway.

St. Johns County combines historic St. Augustine, Atlantic beaches, Ponte Vedra golf and resort communities, fast-growing northern suburbs and agricultural land around Hastings. North-county households often connect to Jacksonville, while St. Augustine and southern communities follow a separate service and travel pattern.

Tourism, healthcare, education, construction, professional services and regional commuting support the economy. I-95, U.S. 1, A1A and a limited east-west road network make location relative to Jacksonville, the coast and St. Augustine central to the housing decision.

Use two days to scout the county: one across the northern growth corridor and one around St. Augustine and the south. Drive school and work routes, review future road or development plans, and verify flood, evacuation, utilities and association obligations for a sample property.

Lifestyle: History · Beach living · Growing communities

St. Johns County by the numbers

Population Census estimate	306,934	At the last full count 2020 Census	273,425
Median age	44.2	Aged 65 and over	21.1%
Under 18	21.6%	Median household income	\$109,839
Median home value what owners estimate	\$489,200	Homeownership	82.2%
People per household	2.62	Average commute	26.9 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

St. Augustine

St. Augustine provides a historic urban core, tourism economy, Flagler College and established neighborhoods near the coast and Intracoastal Waterway. Compare the city with surrounding unincorporated areas and verify flood, parking and visitor-traffic conditions.

Nocatee

Nocatee is a large master-planned community in the fast-growing north county with extensive amenities and newer construction. Review district and association obligations, school assignment, buildout plans and travel beyond the community entrance.

Ponte Vedra Beach

Ponte Vedra Beach offers coastal, golf and gated communities with direct access toward Jacksonville. Price association or club obligations, wind and flood exposure, and the full commute along A1A or through northern corridors.

Hastings

Hastings represents the county's agricultural interior with larger parcels and a small-town setting. Confirm well, septic, road, drainage, broadband and travel to healthcare or employment before comparing rural value with coastal convenience.

Checks before St. Johns County becomes the answer

- ☐ **Choose Jacksonville-oriented or St. Augustine-oriented.** Match the home to the real work, healthcare and service direction before comparing distant parts of the county.
 - ☐ **Review transportation growth.** Check current and planned roadway projects, then drive U.S. 1, I-95 or A1A from the actual neighborhood during routine hours.
 - ☐ **Verify school assignment in growth areas.** Use the current district tools for the exact address and review transportation and capacity without relying on a development brochure.
 - ☐ **Price districts and associations.** Include CDD or special-district assessments, association dues, club obligations and planned amenity costs in the total monthly comparison.
 - ☐ **Check coastal and river flood conditions.** Review flood, evacuation, elevation, road access, roof and insurance for barrier-island, Intracoastal and low-lying property.
 - ☐ **Map healthcare before choosing rural or coastal.** Confirm hospital, primary and specialty routes; north, south and interior communities can depend on different networks.
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Questions to answer for St. Johns County

History, growth and agriculture share the county

St. Augustine, northern master-planned communities, Ponte Vedra and Hastings offer different housing, services and travel. Compare them as separate markets.

Jacksonville expands the employment map

Many north-county residents commute into Duval, while tourism, healthcare, education and construction support local work. The job direction should determine the search radius.

Schools and services follow rapid growth

St. Johns County has extensive education and community investment, but assignments and capacity must be verified for the address as new neighborhoods develop.

I-95 is the spine; east-west routes are the test

Interstate access supports regional travel, while U.S. 1, A1A and constrained east-west connections can shape the daily trip from coastal or interior communities.

Coastal readiness belongs in the budget

Flood, wind, evacuation, building age and insurance differ sharply between the barrier island, Intracoastal, mainland and inland parcels. Verify each property.

Places that reveal the county

Castillo de San Marcos

The oldest masonry fort in the continental United States, built by Spain between 1672 and 1695 out of coquina shellstone.

Anastasia State Park

Seventeen hundred acres on Anastasia Island with four miles of beach and the quarry the Castillo was cut from.

Lightner Museum

Three floors of Gilded Age collections inside Henry Flagler's 1887 Alcazar Hotel, with a cafe in the drained swimming pool.

Fountain of Youth Archaeological Park

Fifteen acres on Hospital Creek holding a genuine archaeological site and a tourist legend that has been running since the 1860s.

St. Augustine Alligator Farm Zoological Park

Open since 1893 and the first place in the world to show every living species of crocodilian, on Anastasia Island.

Ponte Vedra Beach

An affluent unincorporated beach community at the north end of St. Johns County, home to TPC Sawgrass and the headquarters of the PGA Tour.

Colonial Quarter

Two acres of living history on St. George Street showing St. Augustine as it stood in the 1740s, with a watchtower to climb.

St. Augustine Historic District

A 113-acre National Historic Landmark district holding the Spanish colonial street plan of the oldest European city in the country.

St. Augustine Lighthouse & Maritime Museum

An 1874 lighthouse on Anastasia Island with 219 steps to the gallery, and a working maritime archaeology program behind it.

Flagler College

Henry Flagler's 1888 Ponce de Leon Hotel, now a college, with Tiffany windows in the dining hall and tours open to the public.

Fort Matanzas National Monument

A small coquina watchtower of 1742 on Rattlesnake Island, reached by a free ferry, guarding the back door to St. Augustine.

Vilano Beach

A beach town two miles north of St. Augustine that was the city's seaside playground in Flagler's day, now rebuilding itself.

Guana Tolomato Matanzas National Estuarine Research Reserve

Nearly 77,000 acres of protected estuary between Ponte Vedra and Marineland, with nine miles of trail and seventeen archaeological sites.

St. Augustine Pirate & Treasure Museum

Over 800 genuine pirate artifacts at 12 South Castillo Drive, including the only authenticated pirate treasure chest known to exist.

Old Jail Museum

The 1891 county jail that Henry Flagler paid to move off his hotel grounds, now toured by costumed guides who process visitors as prisoners.

St. Augustine Aquarium

A five-acre aquarium off State Road 16 built around an open-air lagoon that visitors can snorkel in.

St. Augustine History Museum

A museum on San Marco Avenue covering the four flags that flew over St. Augustine, next door to the Old Jail.

St. Augustine Distillery

A craft distillery in a 1917 ice plant in Lincolnville, with a free self-guided tour and tasting every day.

Ximenez-Fatio House Museum

A coquina merchant's house of 1798 on Aviles Street, kept as the boarding house it became when Florida's first tourists arrived.

Villa Zorayda Museum

An 1883 house on King Street built as a scaled copy of the Alhambra, and the building that showed Flagler how to build in concrete.

Beaches in St. Johns County

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

Ponte Vedra Beach

South Ponte Vedra Beach

Porpoise Point

Usina Beach

Anastasia State Park Beach

Crescent Beach

Mickler's Landing Beach

Vilano Beach

North Beach

St. Augustine Beach

Butler Beach

Matanzas Inlet Beach

Where to check

St. Johns County Government · Official county services, departments, planning and resident information. [sjcfl.us](https://www.sjcfl.us)

St. Johns Transportation Development · Road, transit and long-range transportation planning. [sjcfl.us](https://www.sjcfl.us)

St. Johns Emergency Management · Current alerts, plans, evacuation and household preparedness. [sjcfl.us](https://www.sjcfl.us)

St. Johns Evacuation Assistance · Official shelter transportation and special-needs evacuation options. [sjcfl.us](https://www.sjcfl.us)