



JACKSONVILLE WELCOMES YOU

Jacksonville is a city that truly has something for everyone. We have historical streets, charming architecture, museums, theaters, festivals throughout the entire year- and galleries showcasing the city's commitment to art & culture. Enjoying the coastline, natural beauty and endless outdoor activities is the true Floridian way, and there is never a dull moment in our river city.

Jax stretches far along the banks of the St. Johns River, packed with an assortment of neighborhoods that have their own unique characteristics. You'll get to experience the city in different ways depending on your interests, lifestyle preferences and the specific neighborhoods you explore.

We are a beach town, a historic town and a military town which adds a strong patriotic element to our city's identity.

Fun Fact: Jacksonville is the largest city by area in the contiguous United States!

THINGS TO DO IN JACKSONVILLE



SOMETHING FOR EVERYONE

Jacksonville is a sports town- home of the Jags, Jumbo Shrimp, Armada and Iceman- to name a few teams. Depending on the sport and season, you can always head on over to support one of our teams.

If you're a history enthusiast, you could check out Kingsley Plantation, also the Ritz Theatre or Fort Caroline National Memorial - a replica of the fort from the 1500s.

We are known for our extensive park system here, including waterfront parks, nature preserves and trails. Huguenot Park offers beach access, camping facilities, fishing along the riverbank and access to a boat ramp to venture out on the river. The Jacksonville-Baldwin Rail Trail is a multi-use 14 mile trail, connecting Jacksonville to the town of Baldwin. It offers a scenic route through forests, wetlands, and rural landscapes.

If you're a fan of the dinner theater experience, Alhambra Theatre often features Broadway-style shows, comedies, and musicals. Guests can enjoy a full dinner during the show. Jacksonville also has a variety of neighborhoods with different bars and pubs. A bar crawl can be a fun way to explore the city's diverse nightlife



DECIDING WHERE TO LIVE

QUESTIONS TO ASK YOURSELF

1. What's your desired work commute? Jacksonville traffic tends to be more congested between 6:30-9 AM and from 4:00-6:00 PM. While most commutes are right around 30 minutes within Jacksonville, keep in mind that what time you leave will affect your driving time, especially if you work in Jax, but live in the suburbs.
2. How important are schools? Northeast Florida has some of the best rated schools in the state. For information on school ratings, check out [greatschools.org](https://www.greatschools.org). Quality of the nearby schools can affect not only your child's education, but also your home's resale value. It's true that school zones can change over time.
3. What type of neighborhood do you want to live in? Do you prefer a brand new house or something more established? Most of our newer neighborhoods are governed by a Home Owner's Associations and CDD fees. Do you prefer a quiet community, or one that holds regular get-togethers?
4. Consider places you want to be close to. How close do you want to be to places like grocery stores, retail, and pharmacies. If you commute via the interstate, maybe close proximity to I-10, I-95 or I-295 is important to you.
5. Consider places you DON'T want to be close to. Maybe you prefer to be a bit outside the city in a more rural area. Maybe you prefer to avoid the areas closer to the local colleges or sports complexes.

Before taking this on by yourself, find a great local Realtor® to help you answer all these questions and more! I'm happy to help!



MAJOR AREA EMPLOYERS

- City of Jacksonville
- NAS Jacksonville
- Mayo Clinic Jacksonville
- Baptist Health
- Florida Blue
- CSX Corporation
- Bank of America
- JEA (Jacksonville Electric Authority)
- Fidelity National Financial
- Comcast
- Winn-Dixie
- UPS
- Publix
- Amazon
- Duval County Public Schools
- Johnson & Johnson Vision Care



ABOUT ELIZABETH

Elizabeth Talks Jacksonville

With a marketing background, working diligently and strategizing creatively for clients comes second nature, but you can bet that my hometown roots enable a local's love and familiarity in these communities. New residents count on me for local information and as a Jacksonville native, I know the true value Northeast FL offers.

A big focus of mine is creating a simple process that saves you valuable time and effort with your investment. Buying & selling property shouldn't be complicated or confusing. When you work with me, you can expect honest feedback, open communication and a genuine approach that's responsive to your concerns. I'm never just your Realtor, I'm your resource for local information and your friend! Your goals are my goals. I believe in the American dream of homeownership and I am ready to guide you through your next move. Feel free to contact me anytime- I would welcome the opportunity to make a difference for you!

GET TO KNOW ME + HOBBIES + INTERESTS

UNF Osprey (Swoop!)

Bookworm

Brunch Loving Millennial

Brewery hopper

Don't hate, roller skate

Navy wife

Best friend to a clingy Foxhound

Decent Cook. Terrible Singer. Loyal Friend.

If given the opportunity to reference or quote The Office- I WILL.