



RELOCATING TO ST. AUGUSTINE

A full and expansive guide to everything that you need to know before you move to this Northeast Florida beach town.

.....

Learn all about living, working and playing in St. Augustine

.....

A complete selection of our top recommendations and favorite spots.

WE ARE YOUR RELOCATION EXPERTS

MEET THOMAS



As a Real Estate Agent specializing in the North East Florida market, I provide my clients with the information and advice they need to make an educated decision. I am a technology based, information driven agent who LOVES to get down to the numbers. My past experience in sales and service industry helps me to provide a great service-based experience for my clients as a realtor. When I am not helping clients buy and sell property, I enjoy riding my bike around St Augustine and exploring new restaurants to eat at. If you have any questions about the buying, selling, or investing process; please reach out.

MEET MAIA

A Jersey girl turned Floridian who loves everything real estate and the Florida lifestyle. As the daughter of an architect and real estate investor, her love for real estate came naturally and has spent the last 10 years working in the real estate market. Whether working with a first-time buyer or a seasoned investor, she is devoted to making each purchase or sale a smooth and seamless process. When she's not selling real estate you can find her at the yoga studio, cuddling with her dog or on the beach!



GET TO KNOW THE AREA



Just 30 miles south of Jacksonville, St. Augustine is located right in the middle of St. John's County. We not only cover St. John's County but all of the surrounding counties.

TABLE OF CONTENTS

LIVING

Before moving here 4

Local Real Estate Market 5

Housing 6

Top 10 neighborhoods in St. John's

County 7

Taxes 8

Schools 9

BUSINESS

Where to work? 10

Local businesses 11

Lifestyle 13

Connect with Us 14



BEFORE MAKING THE MOVE

Northeast Florida is beloved for many reasons! From the weather, schools, the cost of living and of course the Florida lifestyle. While many love it, it's not for everyone. It's important to do lots of research to ensure that our little taste of paradise is the right fit for you and your needs.

It's crucial to learn more about what Northeast Florida has to offer. St. Augustine is known for its historic landmarks, beautiful beaches, and vibrant arts and culture scene. You can start by looking at websites such as LivinginStAugustine.com and StAugustine.com to learn more

A full-page background image of a beach at sunset. The sky is a gradient of blue, orange, and yellow. The ocean has white-capped waves breaking on the shore. The foreground is filled with wet, rippled sand. A white rounded rectangle is centered in the middle of the image, containing the text.

OUR LOCAL REAL ESTATE MARKET

HOUSING

St. Augustine has a variety of housing options, from historic homes to modern condos. Consider your budget, preferred location, and living needs when searching for a new home. St. Augustine is a growing real estate market, with a variety of properties available for purchase. According to Zillow, the median home value in St. Augustine is \$360,000, with home values increasing by 19.5% over the past year. The average rent for a one-bedroom apartment in St. Augustine is \$1,400 per month.

Want to get a closer look at St. Augustine listings? [Click here!](#)



TOP NEIGHBORHOODS IN ST. JOHN'S COUNTY

St. John's County is often called the top county in Florida to live in based on various factors but what are the best neighborhoods in the county? Thomas explored a few of those neighborhoods on the Living in St. Augustine Youtube channel. To learn more, check out the links below

[St. Augustine South](#)

[Vilano Beach](#)

[Sawgrass](#)

[Downtown St. Augustine](#)



TAXES

Florida has no state income tax, but there is a sales tax and property tax. Be sure to research the tax rates in St. Augustine before making the move.

Florida has a homestead exemption, which allows homeowners to reduce the assessed value of their primary residence by up to \$50,000 for property tax purposes. To qualify for the homestead exemption, you must own and occupy the property as your primary residence as of January 1st of the tax year. You can apply for the homestead exemption with the St. Johns County Property Appraiser's Office.

Another thing to consider is that here in Florida, property taxes are paid in arrears and if you purchase a home here, the property taxes will be based on the new assessed value. If you're looking for an estimate, think of multiplying 1.5% times the purchase price.



SCHOOLS

If you have children, it's important to research the schools in the area. St. Johns County School District is one of the highest-rated school districts in Florida, with excellent public schools and several private schools to choose from.

To enroll your child in a public school, you'll need to provide proof of residency, such as a lease or utility bill, and your child's birth certificate and immunization records. St. Johns County School District is the main school district in the area, and you can find information on their website about the schools in the district and how to enroll.

The Florida Department of Education website provides the best resources in terms of school grading and attendance zoning. All schools will be rated A to D and the website also includes a map that shows where they are located within Northeast Florida.

Click here to learn more about [school grades](#)

Looking to locate your child's attendance zone? [Click here](#)

WORKING IN ST. JOHN'S COUNTY

The St. John's County Sheriff and the St. John's County Board of Education are the top 2 employers in the county. Many also find service industry as restaurant servers and bartenders in the area of Downtown St. Augustine but Jacksonville located 30 miles away has become a popular employment destination for those in the medical and health industries as well as Fin-tech. Jacksonville was also named one of the top cities for remote workers, learn why [here](#)!

Thomas spoke in depth with St. John's County Sherriff Hardwick in this interview asking all about safety within the county. Check out that video [here](#)!

OUR FAVORITE LOCAL BUSINESSES

From coffee shops to yoga studios and everything in between. There's a little bit of everything for you to explore in the area. We love living here and we think you will too. Here are some of our favorite businesses and spots in town to frequent.



- Buena Onda
- Cap's on the Water
- River & Fort
- Serenity Yoga Studio
- Catch 27
- OC White's
- Sunday Gathering Table
- St. Augustine
- Amphitheatre
- Farmers Market



LIFESTYLE

A scenic view of a waterfront. In the foreground, a concrete walkway runs along the water's edge, bordered by a metal railing with a chain. A palm tree stands on the right side of the frame. The sky is a clear, deep blue.

St. Augustine is known for its many historic landmarks, including the Castillo de San Marcos and the Fountain of Youth Archaeological Park. The city also has a lively arts and culture scene, with museums, galleries, and theaters to explore. And of course, there are the beautiful beaches for outdoor recreation.

Some of our favorite activities to do in town are visiting the beaches, kayaking and checking out the local businesses.

WHAT'S NEXT?

If you're ready to take the next step then reach out to us so we can discuss your real estate goals. We're available for a virtual appointment to chat about where in Northeast Florida you're looking to relocate to and why. Connect with us [here](#)!



real