



# Fernandina Beach, Florida.

Current market data.

10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

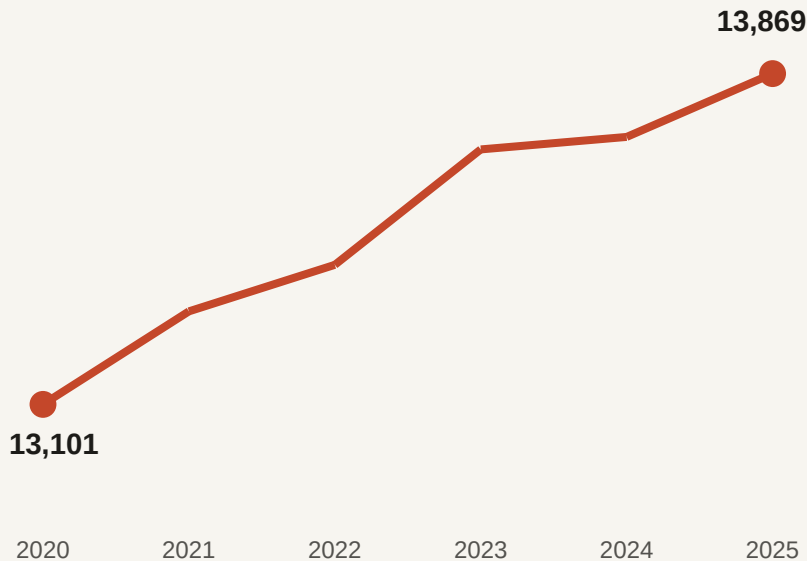


## POPULATION

**Growing. Up 5.9% since  
2020.**

**13,869**

people, the 150th-largest of Florida's cities and towns.



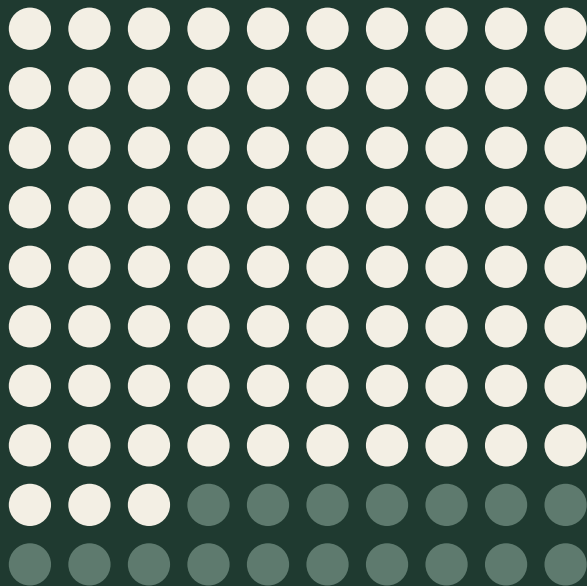
## THE WORKDAY

8 in 10 jobs here go to  
people who live somewhere  
else.

82.6%

of 9,163 jobs located in Fernandina Beach are filled by  
in-commuters.

Source: Census LEHD LODES, 2023



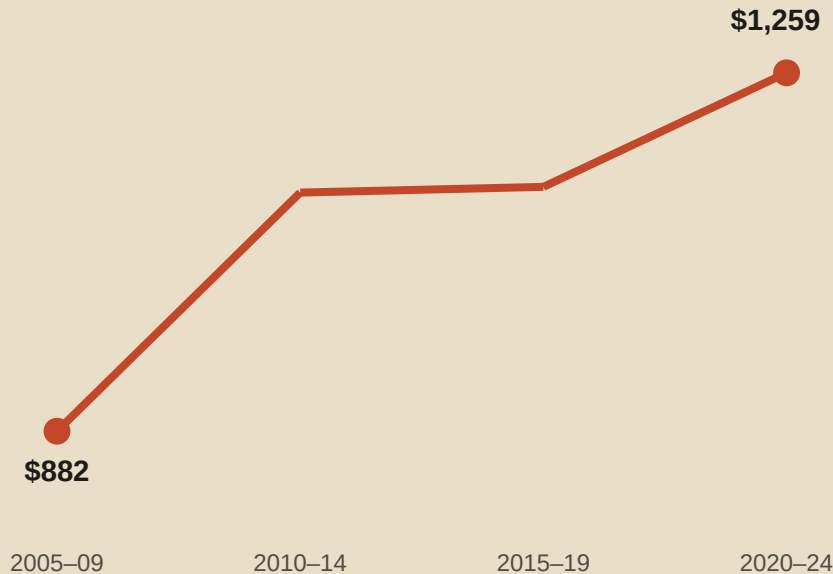
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 43%  
since the 2005–2009  
survey, before inflation.

**\$1,259**

a month. Florida's median is \$1,669.





## THE SEAM

# Cross one tract line and median rent doubles.

A \$2,319 gap between neighbors, the sharpest rent edge between adjacent tracts in Nassau County.

TRACT 503.08

**\$1,182**

TRACT 502.01

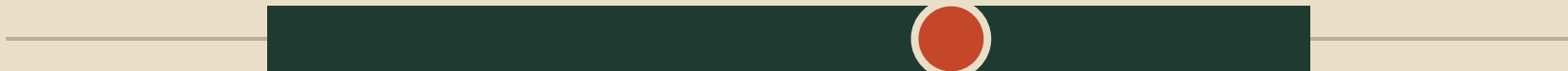
**\$3,501**



ROOM TO BUILD

# The median rent sits inside what local wages can carry.

**\$948–\$1,422**



**\$1,259 median**

is the monthly rent range local workforce wages support.

## BUILDING

# 71% of the housing here was built before 2000.

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## 1,575

homes permitted in ten years,  
2016–2025

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## 19%

of those were in multifamily  
buildings

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## 71%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.1–1.1% to the 8,168 homes here.**

**11–92**

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



## HOME VALUE

**A median home costs 55% more than Florida's.**

**\$555,400**

median home value in Fernandina Beach.

Fernandina Beach



\$555,400

Florida



\$359,000

U.S.



\$332,700

THAT WAS FERNANDINA BEACH'S 2026

# Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [almanacdata.ai/e/fl/fernandina-beach/](https://almanacdata.ai/e/fl/fernandina-beach/)

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