

ST. JOHNS vs. DUVAL

Which side of Jacksonville fits your family?

Two coastal counties. Two very different versions of everyday life. Here is the honest, family-first comparison.



ST. JOHNS COUNTY

Polished • suburban • community-centered

Think master-planned neighborhoods, newer schools and parks, youth sports, golf-cart pockets and a quieter coastal-suburban rhythm.

DUVAL COUNTY

Urban • eclectic • close to the action

Think historic neighborhoods, beach towns, downtown energy, major employers, diverse dining and far more ways to customize your lifestyle.

AT A GLANCE	ST. JOHNS	DUVAL
PUBLIC SCHOOLS	A strong district-wide story; address still determines the assigned schools.	More variation by neighborhood, plus magnets, choice and specialized programs.
HOME + COMMUNITY	More newer construction, HOAs/CDDs and amenity-rich communities.	Wider range: historic bungalows, beach homes, condos, suburbia and urban neighborhoods.
DAILY RHYTHM	More planned and residential; errands and activities often cluster near home.	More city access, dining, culture, employers and neighborhood personalities.
BEACH LIFE	Ponte Vedra, Vilano and St. Augustine beaches; quieter stretches in many areas.	Atlantic, Neptune and Jacksonville Beach; lively beach-town scene and easy dining access.
THE TRADE-OFF	Growth, traffic, higher entry prices in many popular areas, and community fees.	School research is more address-specific; commute times can grow quickly across a huge county.

Choose the lifestyle before the ZIP code.

YOU MAY LOVE ST. JOHNS IF...

- **Schools are a top filter**
You want a district with a long, consistent A-grade record and strong overall outcomes.
- **Community is the amenity**
Pools, trails, playgrounds, sports fields and planned events sound like your family's social life.
- **You prefer newer + quieter**
A suburban or coastal-suburban setting matters more than being near downtown.

YOU MAY LOVE DUVAL IF...

- **You want more personality**
Walkable historic pockets, true beach towns, city neighborhoods and housing variety appeal to you.
- **Access matters most**
You want to be closer to major employers, hospitals, the airport, stadium events, museums or dining.
- **You will research school-by-school**
You are open to neighborhood schools, magnets, choice programs or private options.

START YOUR SEARCH HERE

Popular family-search areas — each has its own price point, commute and school zoning.

ST. JOHNS

Nocatee • Ponte Vedra • Palm Valley • Julington Creek • Durbin / Bartram • St. Augustine

DUVAL

Atlantic Beach • Neptune Beach • Jacksonville Beach • Mandarin • San Marco • Riverside / Avondale

BEFORE YOU FALL FOR A HOUSE

- ☐ Confirm the exact school assignment and future rezoning.
- ☐ Drive the real commute at school-drop-off and rush hour.
- ☐ Price flood, wind and homeowners insurance before offering.
- ☐ Add HOA and CDD fees to the true monthly payment.
- ☐ Test your weekend routine: beach, sports, dining and friends.

THE BOTTOM LINE

St. Johns often wins for families prioritizing district-wide school consistency, newer communities and a planned lifestyle.

Duval often wins for families prioritizing variety, city and beach access, shorter commutes to major job centers and a more established neighborhood feel.

Ready to find your best fit? Reach out to discuss your move.