

Nassau

County, Florida. LocalFlare, Data for Economic Development. Last updated 2026-10-04.

Population

BEBR, April 1, 2025

107,053 2025

Change since 2020

+18.5% 2020 to 2025

BusinessFlare® estimate, April 1, 2026

109,398 2026

Census 2020

90,352 2020

Change since the prior year

+2.9% 2024 to 2025

Basis of the latest figure

estimate 2025

Population, April 1: 107,053



BEBR's April 1, 2025 figure carried to April 1, 2026 at Nassau County's growth rate of 2.19% a year, the annual rate in EDR's Demographic Estimating Conference county estimate for 2025 and medium projection for 2030, which is the county total its places and unincorporated area are reconciled to.

Source: University of Florida Bureau of Economic and Business Research, Florida Estimates of Population, retrieved 2026-10-01

Source: Florida Office of Economic and Demographic Research, Demographic Estimating Conference: Projections of Florida Population by County, with Estimates for the base year, retrieved 2026-10-04

Labor force

Labor force

47,009 Aug 2026

Employment

44,861 Aug 2026

Unemployed

2,148 Aug 2026

Unemployment rate

4.6% Aug 2026

Rate a year earlier

4.2% Aug 2025

Labor force, change on a year earlier

-0.3% Aug 2026

Latest month is preliminary

yes Aug 2026

Unemployment rate, not seasonally adjusted: 4.6%



Source: US Bureau of Labor Statistics, Local Area Unemployment Statistics, retrieved 2026-10-01

Sales and visitor spending: not shown. the BusinessFlare® estimate is by place; the county's sales are on its Sales and visitor spending page

Tourist tax

Collections, latest month

\$1.44M Jun 2026

Change on the same month a year earlier

+4.2% Jun 2026

Last 12 months

\$12.3M Jun 2026

Fiscal year to date

\$9.14M FY2026 to 2026-06

Series

Nassau County Jun 2026

Tourist tax collections by month: \$1.44M



Source: Amelia Island Tourist Development Council meeting packets, bed tax collections sheet (Nassau County OMB, Tax Collector figures), retrieved 2026-09-30

Business base

Licensed food service, lodging and alcohol businesses
913 Aug 2026

Alcoholic beverage licenses
251 Aug 2026

Change on the 12 months before
+15.4% Sep 2026

Employees, mid March
21,651 2023

Food service licenses
286 Aug 2026

New licenses, last 12 months
37 Aug 2026

New filings, latest month
128 Sep 2026

Annual payroll
\$986M 2023

Lodging licenses
376 Aug 2026

New business filings, last 12 months
1,931 Sep 2026

Establishments
2,261 2023

Establishments, change on the year before
+2.0% 2023

New licenses by month: 1



Sep 2016

Aug 2026

Source: Florida DBPR active licensure base files: public food service, public lodging and retail alcoholic beverage licenses, retrieved 2026-10-01

Source: Florida Division of Corporations (Sunbiz) bulk corporate data files, new entity filings by month, retrieved 2026-10-01

Source: County Business Patterns and ZIP Code Business Patterns, complete data files, retrieved 2026-10-01

Building permits

Housing units permitted, last 12 months
862 Aug 2026

Units, latest month
85 Aug 2026

Units, latest annual table
1,060 2025

Change on the 12 months before
-20.8% Aug 2026

Single family units, last 12 months
830 Aug 2026

Permit valuation, last 12 months
\$387M Aug 2026

Units in buildings of 5 or more, last 12 months
22 Aug 2026

Housing units permitted by month: 85



Sep 2016

Aug 2026

Source: US Census Bureau, Building Permits Survey, place and county residential permits, retrieved 2026-10-01

Property roll

Total just value
\$31.3B 2026 preliminary

Just value, change on the prior roll
+8.9% 2025 final roll to 2026 preliminary

New construction value
\$641M 2026 preliminary

Qualified sales, last 12 months
2,346 2025-06 to 2026-05

Just value, commercial
\$1.62B 2026 preliminary

Just value, vacant
\$1.06B 2026 preliminary

Just value, other
\$386M 2026 preliminary

Total taxable value (non school)
\$18.5B 2026 preliminary

Taxable value (non school), change on the prior roll
+9.1% 2025 final roll to 2026 preliminary

Parcels
59,943 2026 preliminary

Median qualified sale price
\$475K 2025-06 to 2026-05

Just value, industrial
\$295M 2026 preliminary

Just value, institutional
\$421M 2026 preliminary

Total taxable value (school)
\$20.3B 2026 preliminary

Total just value, prior roll
\$28.8B 2025 final roll

Median single family just value
\$422K 2026 preliminary

Just value, residential
\$23.5B 2026 preliminary

Just value, agricultural
\$2.59B 2026 preliminary

Just value, government
\$1.46B 2026 preliminary

Just value by use group

Use group	Parcels	Just value	Taxable (non school)	New construction	Residential units	Just value change
Residential	44,380	\$23.5B	\$15.4B	\$554M	48,478	+5.3%
Commercial	911	\$1.62B	\$1.41B	\$42M	n/a	+14.7%
Industrial	125	\$295M	\$237M	\$527K	n/a	+13.2%
Agricultural	3,368	\$2.59B	\$360M	\$14.3M	n/a	+37.4%

Use group	Parcels	Just value	Taxable (non school)	New construction	Residential units	Just value change
Vacant	8,839	\$1.06B	\$786M	\$2.11M	n/a	-1.9%
Institutional	281	\$421M	\$49.9M	\$5.94M	n/a	+16.5%
Government	1,016	\$1.46B	\$37.2M	\$18.5M	n/a	+19.8%
Other	1,023	\$386M	\$264M	\$2.81M	n/a	+61.7%

Department of Revenue land use codes grouped: residential 001 to 009, commercial 011 to 039, industrial 041 to 049, agricultural 050 to 069, vacant 000, 010, 040 and 070, institutional 071 to 079, government 080 to 089, other 090 to 099. Taxable is the non school taxable value. Just value change compares with the 2025 final roll, summed the same way.

Parcels are placed by Census block group through the Census Bureau's block assignment file; a parcel in a block group that straddles the limits is apportioned. Census 2020 block groups; 34% of the county's just value lies in a place. Medians are over the parcels whose block group lies mostly in the place. Qualified sales: the roll's own sale fields, qualification codes 01 and 02, improved, single parcel.

Source: Florida Department of Revenue, NAL tax roll (name, address, legal), 2026 preliminary and final as posted, retrieved 2026-10-04

Housing

Housing units

48,110 2020 to 2024 ACS

Occupied units

39,307 2020 to 2024 ACS

Vacant units

5,751 2020 to 2024 ACS

Owner occupied households

35,442 2024 1-Year

Renter occupied households

6,477 2024 1-Year

Homeownership rate

84.5% 2020 to 2024 ACS

Cost burdened households, all tenures (over 30% of income)

23.6% 2025

Cost burdened renter households

41.8% 2025

Severely cost burdened renters (over 50%)

18.9% 2025

Assisted housing developments

17 Assisted Housing Inventory

Assisted units

768 Assisted Housing Inventory

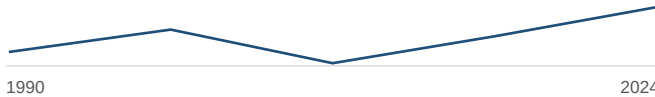
Median gross rent

\$1.81K 2020 to 2024 ACS

Median single family sale price

\$480K 2024

Homeownership rate: 83.0%



1990

2024

Source: Shimberg Center for Housing Studies, Florida Housing Data Clearinghouse, retrieved 2026-10-01

Fiscal

Half-cent sales tax, latest month

\$760K Sep 2026

Half-cent sales tax, fiscal year to date

\$7.71M FY2026 to 2026-09

Half-cent sales tax, last 12 months

\$7.71M Sep 2026

Half-cent sales tax, change on the 12 months before

-3.5% Sep 2026

State revenue sharing, latest month

\$296K Sep 2026

State revenue sharing, fiscal year to date

\$3.48M FY2026 to 2026-09

State revenue sharing, last 12 months

\$3.48M Sep 2026

State revenue sharing, change on the 12 months before

+5.7% Sep 2026

Total revenues

\$490M FY2025

Revenues, change on the year before

-14.7% FY2025

Total expenditures

\$530M FY2025

Expenditures, change on the year before

-1.7% FY2025

Revenues per resident

\$4.57K FY2025

Long-term debt outstanding at year end

\$14.4M FY2025

Long-term debt, change on the year before

-14.9% FY2025

Half-cent sales tax distributions by month: \$760K



Oct 2016

Sep 2026

Source: Florida Department of Revenue, Revenue Confirmation Online, distributions to local governments, retrieved 2026-10-01

Source: Florida Office of Economic and Demographic Research, Expenditures and Revenues Reported by Florida's County and Municipal Governments, retrieved 2026-10-01

Source: Florida Department of Financial Services, LOGERx local government Annual Financial Report data, long-term debt outstanding, retrieved 2026-10-04

Bank deposits

Deposits
\$1.83B June 30, 2026

Change on a year earlier
+1.7% June 30, 2026

Change, real
-1.4% June 30, 2026

Branches
24 June 30, 2026

Institutions
12 June 30, 2026

Branches opened since the survey a year earlier
1 June 30, 2026

Branches closed since the survey a year earlier
0 June 30, 2026

Deposits, June 30 each year: \$1.83B



Source: FDIC Summary of Deposits, Florida offices, every June 30 since 1994, retrieved 2026-10-01

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