

Demographic and Income Profile

4800 First Coast Hwy, Fernandina Beach, Florida, 32034



Ring: 1 mile radius

Summary	Census 2020	2025	2030
Total Population	2,501	2,396	2,583
Total Households	1,223	1,235	1,364
Family Households	886	882	970
Average Household Size	2.04	1.94	1.89
Owner Occupied Housing Units	1,058	1,085	1,222
Renter Occupied Housing Units	165	150	143
Median Age	64.6	66.5	67.9

Trends 2025 - 2030	Area	State	National
Population	1.5%	1.1%	0.4%
Households	2.0%	1.3%	0.6%
Family Population	1.9%	1.3%	0.5%
Owner Occupied Housing Units	2.4%	1.8%	0.0%
Median Household Income	2.0%	2.9%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	39	1.6%	39	1.6%	45	1.7%
5-9	50	2.0%	45	1.9%	51	2.0%
10-14	71	2.8%	55	2.3%	57	2.2%
15-19	67	2.7%	65	2.7%	58	2.3%
20-24	70	2.8%	52	2.2%	57	2.2%
25-29	52	2.1%	71	3.0%	62	2.4%
30-34	55	2.2%	59	2.5%	86	3.3%
35-39	59	2.4%	63	2.6%	78	3.0%
40-44	65	2.6%	68	2.8%	83	3.2%
45-49	79	3.2%	76	3.2%	89	3.5%
50-54	107	4.3%	96	4.0%	102	4.0%
55-59	232	9.3%	129	5.4%	137	5.3%
60-64	329	13.2%	276	11.5%	184	7.1%
65-69	398	15.9%	353	14.7%	344	13.3%
70-74	369	14.8%	356	14.9%	370	14.3%
75-79	256	10.2%	301	12.6%	345	13.4%
80-84	127	5.1%	190	7.9%	261	10.1%
Age 85+	77	3.1%	102	4.3%	174	6.7%

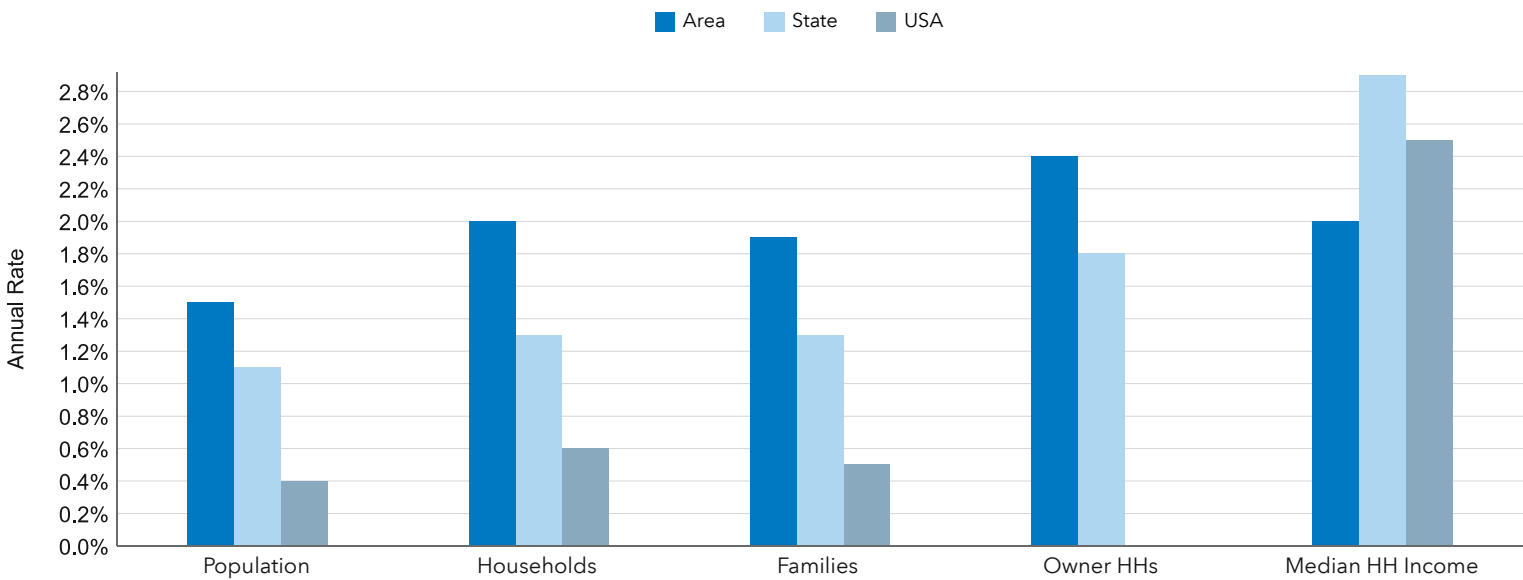
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	46	3.7%	48	3.5%
\$10,000-14,999	35	2.8%	32	2.4%
\$15,000-19,999	17	1.4%	13	0.9%
\$20,000-24,999	19	1.5%	16	1.2%
\$25,000-29,999	39	3.2%	34	2.5%
\$30,000-34,999	37	3.0%	33	2.4%
\$35,000-39,999	11	0.9%	11	0.8%
\$40,000-44,999	26	2.1%	25	1.8%
\$45,000-49,999	44	3.6%	41	3.0%
\$50,000-59,999	52	4.2%	49	3.6%
\$60,000-74,999	72	5.8%	76	5.6%
\$75000-99999	148	12.0%	156	11.4%
\$100,000-124,999	147	11.9%	165	12.1%
\$125,000-149,999	177	14.3%	206	15.1%
\$150000-199999	160	13.0%	199	14.6%
\$200,000-249,999	72	5.8%	98	7.2%
\$250,000-299,999	37	3.0%	55	4.0%
\$300,000-399,999	25	2.0%	31	2.3%
\$400,000-499,999	19	1.5%	18	1.3%
\$500,000+	51	4.1%	59	4.3%
Median Household Income	\$110,640	-	\$121,954	-
Average Household Income	\$155,847	-	\$167,908	-
Per Capita Income	\$79,708	-	\$87,984	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	2,312	92.4%	2,203	91.9%	2,357	91.3%
Black Alone	38	1.5%	37	1.5%	41	1.6%
American Indian	3	0.1%	3	0.1%	4	0.1%
Asian Alone	23	0.9%	25	1.0%	30	1.2%
Pacific Islander	0	0.0%	0	0.0%	0	0.0%
Some Other Race	18	0.7%	19	0.8%	21	0.8%
Two or More Races	107	4.3%	109	4.5%	130	5.0%
Hispanic (Any Race)	82	3.3%	89	3.7%	108	4.2%

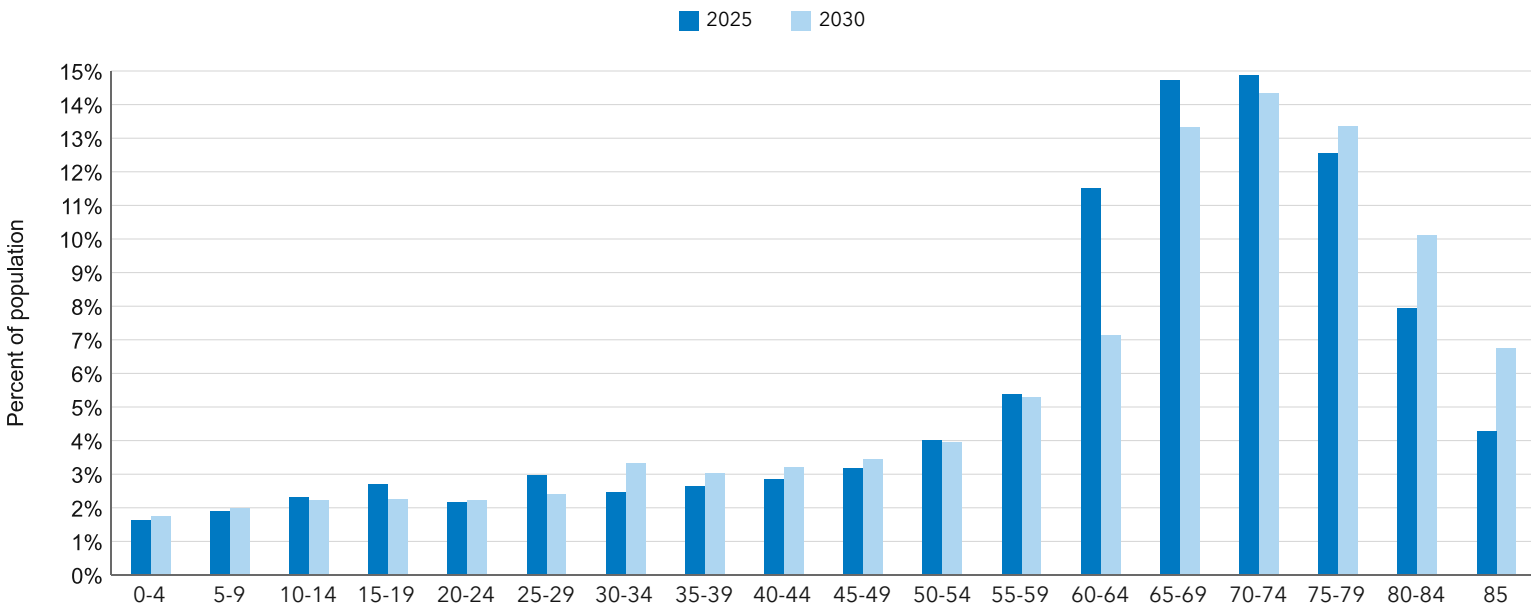
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



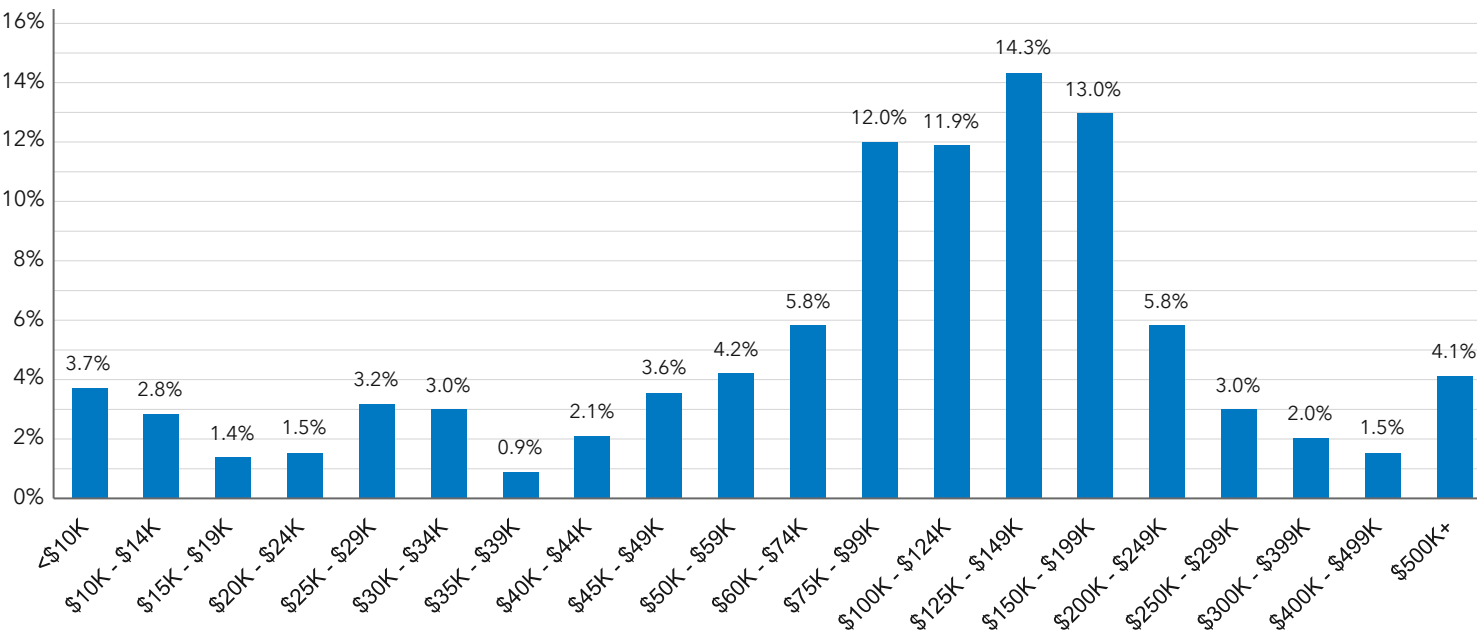
Population by Age



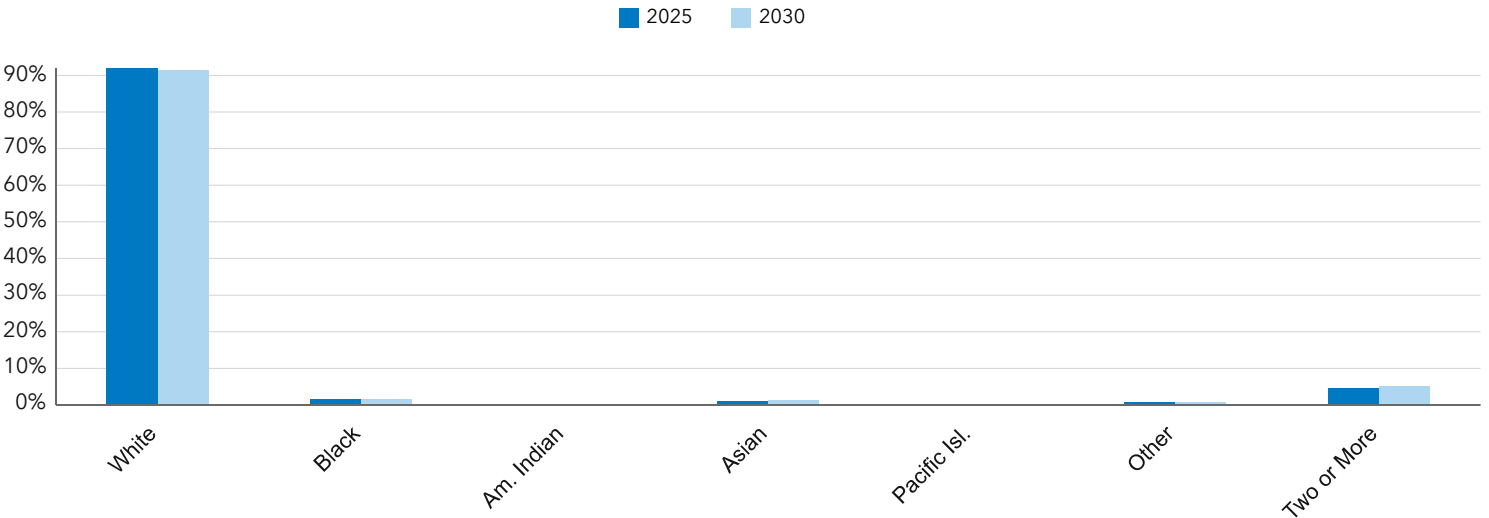
Key Indicators for 2025



Households by Income for 2025



Population by Race



Demographic and Income Profile

4800 First Coast Hwy, Fernandina Beach, Florida, 32034



Ring: 3 mile radius

Summary	Census 2020	2025	2030
Total Population	11,034	11,809	12,775
Total Households	5,227	5,770	6,389
Family Households	3,700	4,036	4,414
Average Household Size	2.09	2.03	1.98
Owner Occupied Housing Units	4,227	4,779	5,440
Renter Occupied Housing Units	1,000	991	950
Median Age	61.4	62.1	62.6

Trends 2025 - 2030	Area	State	National
Population	1.6%	1.1%	0.4%
Households	2.1%	1.3%	0.6%
Family Population	1.8%	1.3%	0.5%
Owner Occupied Housing Units	2.6%	1.8%	0.0%
Median Household Income	1.8%	2.9%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	299	2.7%	318	2.7%	359	2.8%
5-9	366	3.3%	401	3.4%	405	3.2%
10-14	357	3.2%	461	3.9%	489	3.8%
15-19	367	3.3%	371	3.1%	468	3.7%
20-24	335	3.0%	308	2.6%	309	2.4%
25-29	282	2.6%	379	3.2%	352	2.8%
30-34	363	3.3%	367	3.1%	462	3.6%
35-39	420	3.8%	473	4.0%	478	3.7%
40-44	402	3.6%	540	4.6%	599	4.7%
45-49	455	4.1%	502	4.3%	657	5.1%
50-54	590	5.3%	564	4.8%	617	4.8%
55-59	947	8.6%	728	6.2%	711	5.6%
60-64	1,205	10.9%	1,145	9.7%	924	7.2%
65-69	1,428	12.9%	1,341	11.4%	1,354	10.6%
70-74	1,365	12.4%	1,386	11.7%	1,384	10.8%
75-79	925	8.4%	1,239	10.5%	1,351	10.6%
80-84	503	4.6%	767	6.5%	1,079	8.4%
Age 85+	425	3.9%	517	4.4%	776	6.1%

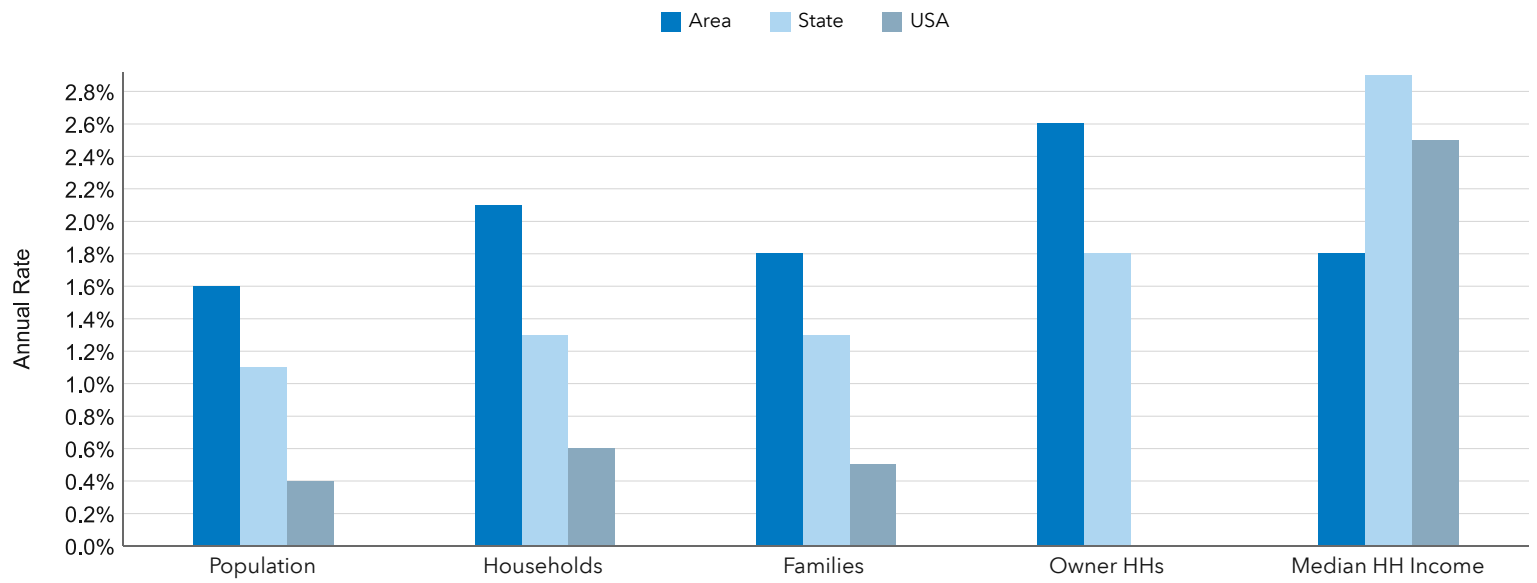
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	208	3.6%	216	3.4%
\$10,000-14,999	152	2.6%	136	2.1%
\$15,000-19,999	75	1.3%	59	0.9%
\$20,000-24,999	50	0.9%	42	0.7%
\$25,000-29,999	133	2.3%	117	1.8%
\$30,000-34,999	142	2.5%	127	2.0%
\$35,000-39,999	51	0.9%	46	0.7%
\$40,000-44,999	97	1.7%	88	1.4%
\$45,000-49,999	109	1.9%	102	1.6%
\$50,000-59,999	238	4.1%	222	3.5%
\$60,000-74,999	359	6.2%	369	5.8%
\$75000-99999	831	14.4%	883	13.8%
\$100,000-124,999	671	11.6%	755	11.8%
\$125,000-149,999	679	11.8%	772	12.1%
\$150000-199999	835	14.5%	1,007	15.8%
\$200,000-249,999	454	7.9%	610	9.6%
\$250,000-299,999	216	3.7%	306	4.8%
\$300,000-399,999	140	2.4%	178	2.8%
\$400,000-499,999	101	1.8%	91	1.4%
\$500,000+	230	4.0%	264	4.1%
Median Household Income	\$115,107	-	\$125,860	-
Average Household Income	\$156,992	-	\$167,195	-
Per Capita Income	\$76,765	-	\$83,679	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,953	90.2%	10,520	89.1%	11,279	88.3%
Black Alone	323	2.9%	396	3.4%	443	3.5%
American Indian	20	0.2%	24	0.2%	26	0.2%
Asian Alone	110	1.0%	131	1.1%	158	1.2%
Pacific Islander	5	0.1%	5	0.0%	6	0.1%
Some Other Race	97	0.9%	117	1.0%	134	1.1%
Two or More Races	526	4.8%	615	5.2%	728	5.7%
Hispanic (Any Race)	437	4.0%	567	4.8%	677	5.3%

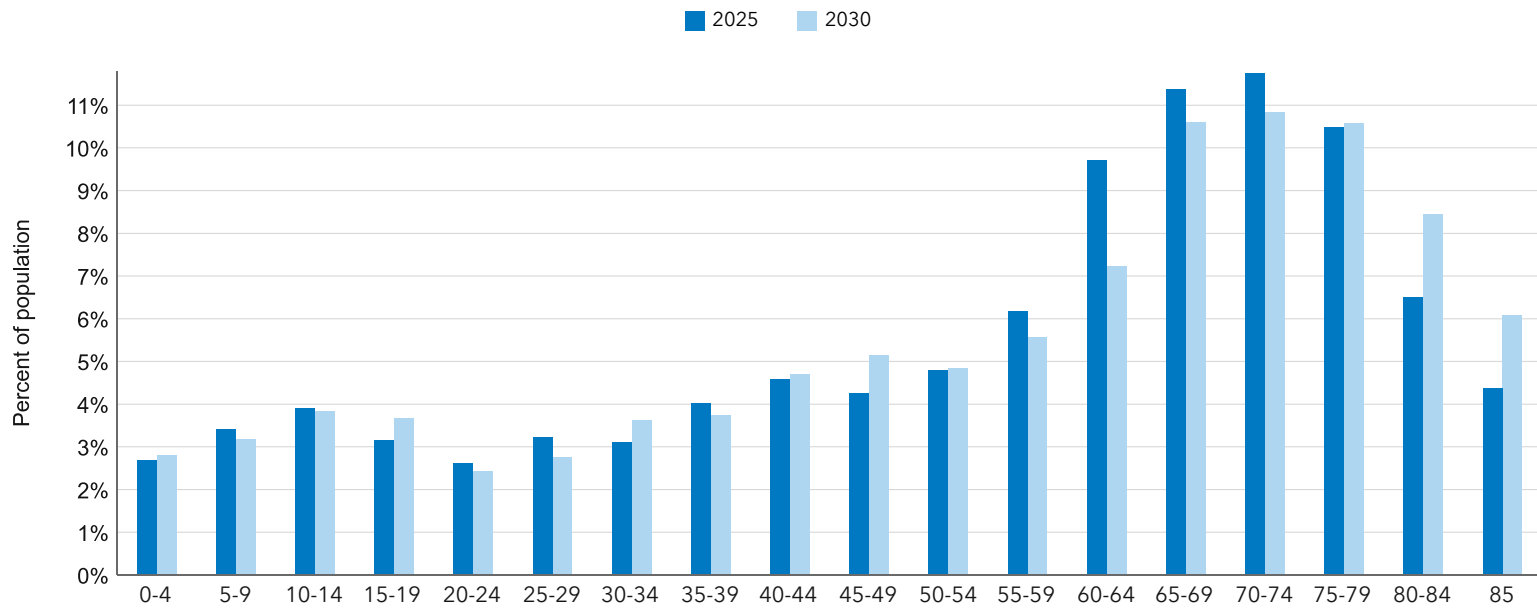
Key Indicators for 2025



Trends: 2025 - 2030 Annual Rate



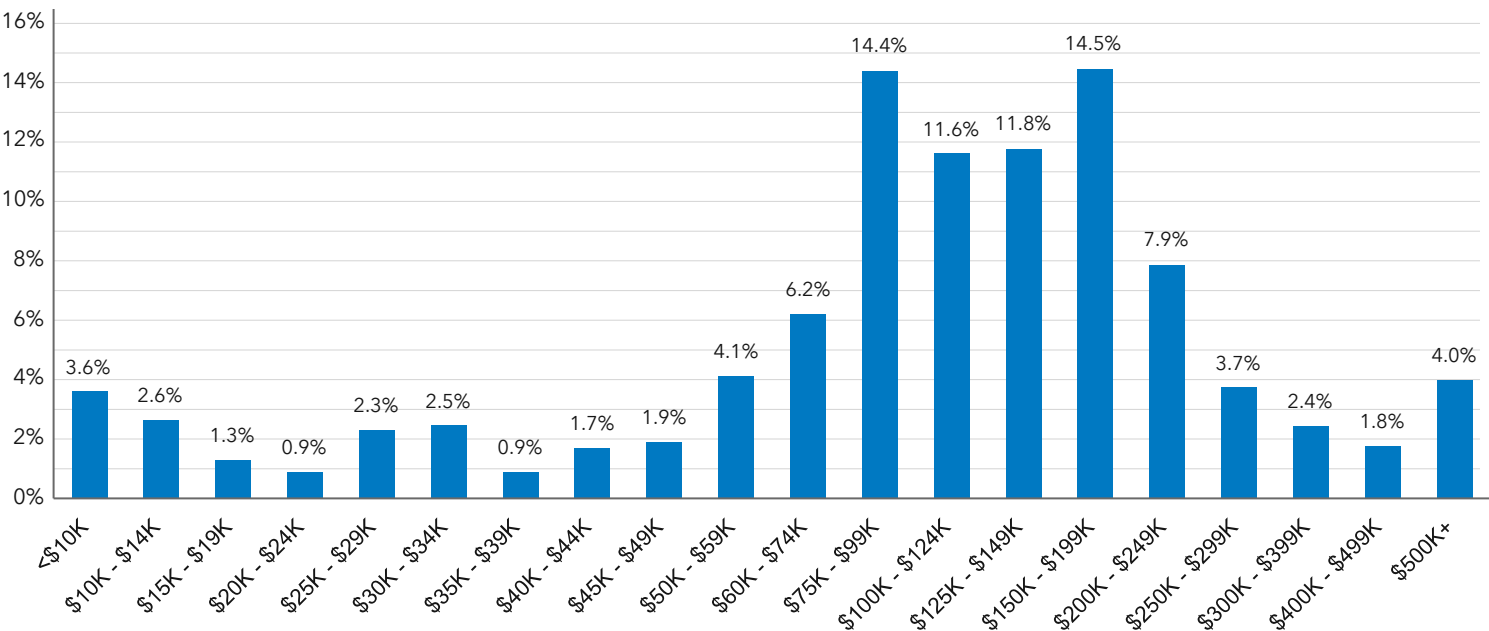
Population by Age



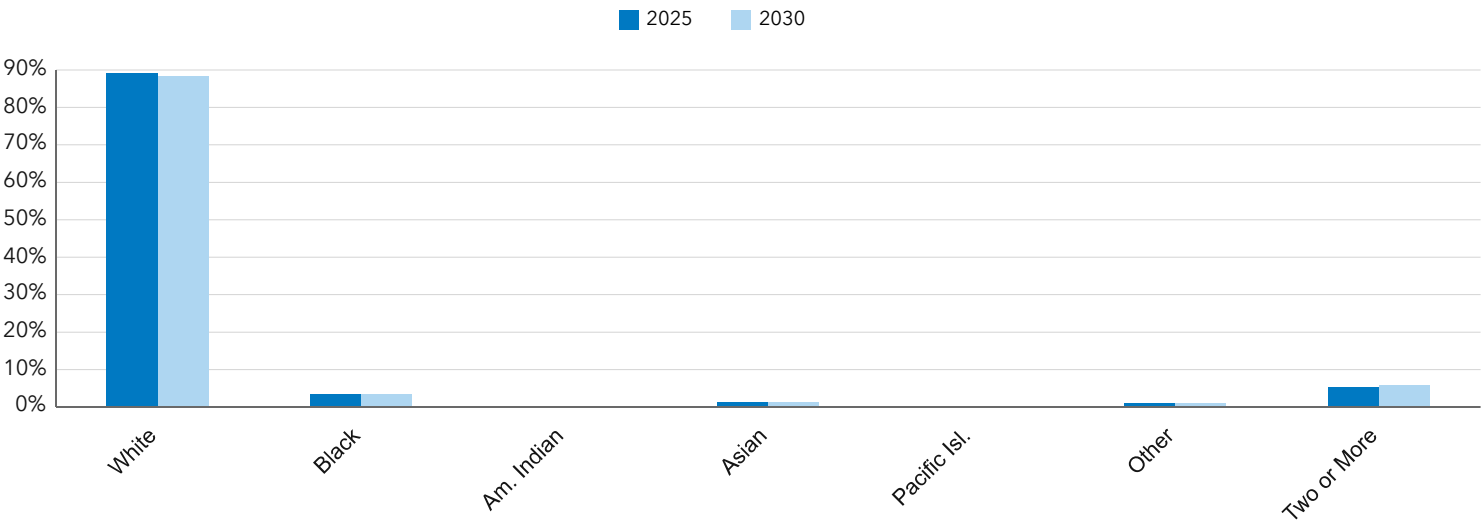
Key Indicators for 2025



Households by Income for 2025



Population by Race



Demographic and Income Profile

4800 First Coast Hwy, Fernandina Beach, Florida, 32034



Ring: 5 mile radius

Summary	Census 2020	2025	2030
Total Population	27,949	30,102	32,747
Total Households	12,567	13,977	15,534
Family Households	8,767	9,642	10,573
Average Household Size	2.20	2.13	2.09
Owner Occupied Housing Units	9,991	11,246	12,851
Renter Occupied Housing Units	2,576	2,731	2,683
Median Age	57.7	57.9	57.7

Trends 2025 - 2030	Area	State	National
Population	1.7%	1.1%	0.4%
Households	2.1%	1.3%	0.6%
Family Population	1.9%	1.3%	0.5%
Owner Occupied Housing Units	2.7%	1.8%	0.0%
Median Household Income	1.9%	2.9%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	916	3.3%	983	3.3%	1,096	3.4%
5-9	1,097	3.9%	1,190	4.0%	1,215	3.7%
10-14	1,179	4.2%	1,332	4.4%	1,432	4.4%
15-19	1,189	4.3%	1,210	4.0%	1,360	4.2%
20-24	945	3.4%	1,060	3.5%	1,065	3.3%
25-29	886	3.2%	1,082	3.6%	1,224	3.7%
30-34	1,073	3.8%	1,133	3.8%	1,312	4.0%
35-39	1,204	4.3%	1,355	4.5%	1,428	4.4%
40-44	1,215	4.3%	1,498	5.0%	1,678	5.1%
45-49	1,341	4.8%	1,465	4.9%	1,780	5.4%
50-54	1,643	5.9%	1,624	5.4%	1,750	5.3%
55-59	2,347	8.4%	1,947	6.5%	1,945	5.9%
60-64	2,856	10.2%	2,681	8.9%	2,326	7.1%
65-69	3,073	11.0%	3,100	10.3%	3,074	9.4%
70-74	2,981	10.7%	2,973	9.9%	3,176	9.7%
75-79	1,964	7.0%	2,682	8.9%	2,859	8.7%
80-84	1,088	3.9%	1,652	5.5%	2,350	7.2%
Age 85+	952	3.4%	1,136	3.8%	1,679	5.1%

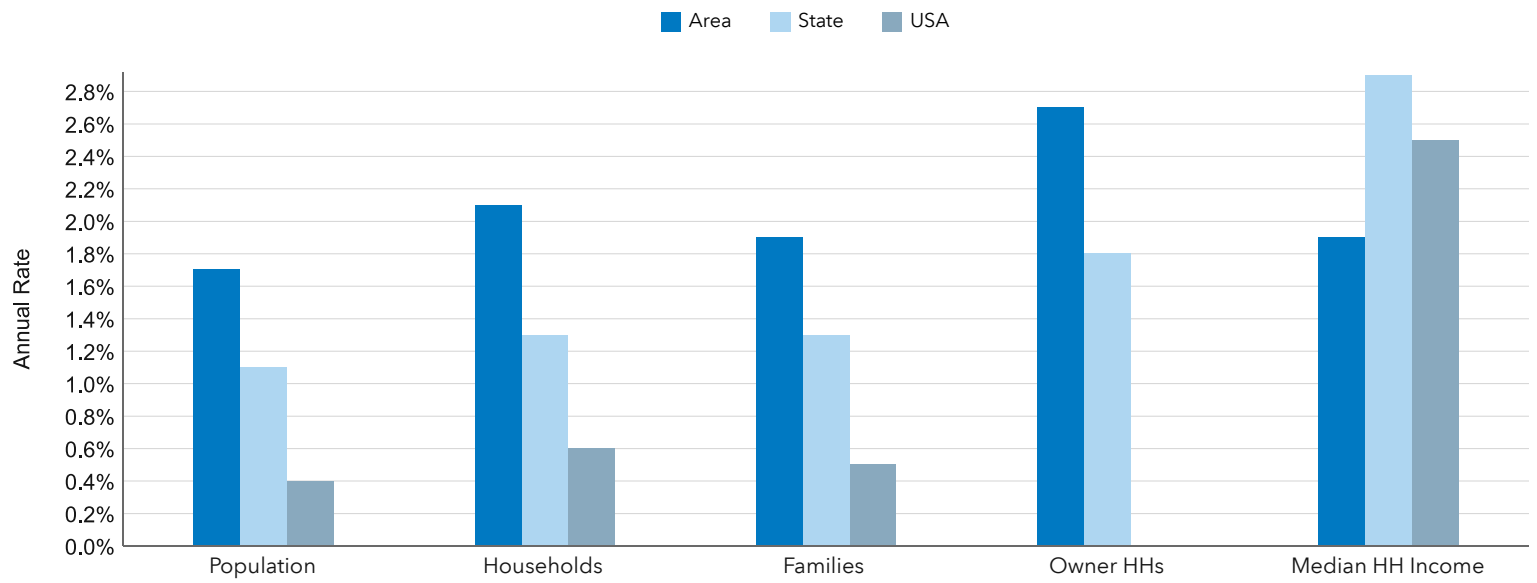
Households by Income	2025		2030	
	Number	Percent	Number	Percent
<\$10,000	464	3.3%	473	3.0%
\$10,000-14,999	288	2.1%	263	1.7%
\$15,000-19,999	283	2.0%	231	1.5%
\$20,000-24,999	173	1.2%	150	1.0%
\$25,000-29,999	341	2.4%	309	2.0%
\$30,000-34,999	410	2.9%	382	2.5%
\$35,000-39,999	144	1.0%	138	0.9%
\$40,000-44,999	251	1.8%	240	1.5%
\$45,000-49,999	465	3.3%	432	2.8%
\$50,000-59,999	570	4.1%	553	3.6%
\$60,000-74,999	1,057	7.6%	1,121	7.2%
\$75000-99999	1,790	12.8%	1,898	12.2%
\$100,000-124,999	1,620	11.6%	1,810	11.7%
\$125,000-149,999	1,415	10.1%	1,631	10.5%
\$150000-199999	1,900	13.6%	2,307	14.8%
\$200,000-249,999	1,142	8.2%	1,547	10.0%
\$250,000-299,999	531	3.8%	751	4.8%
\$300,000-399,999	344	2.5%	446	2.9%
\$400,000-499,999	244	1.8%	220	1.4%
\$500,000+	546	3.9%	633	4.1%
Median Household Income	\$110,214	-	\$121,124	-
Average Household Income	\$149,812	-	\$159,986	-
Per Capita Income	\$69,556	-	\$75,884	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	24,189	86.5%	25,616	85.1%	27,553	84.1%
Black Alone	1,350	4.8%	1,608	5.3%	1,785	5.5%
American Indian	74	0.3%	83	0.3%	90	0.3%
Asian Alone	288	1.0%	355	1.2%	434	1.3%
Pacific Islander	22	0.1%	26	0.1%	31	0.1%
Some Other Race	388	1.4%	464	1.5%	534	1.6%
Two or More Races	1,639	5.9%	1,949	6.5%	2,319	7.1%
Hispanic (Any Race)	1,440	5.2%	1,853	6.2%	2,224	6.8%

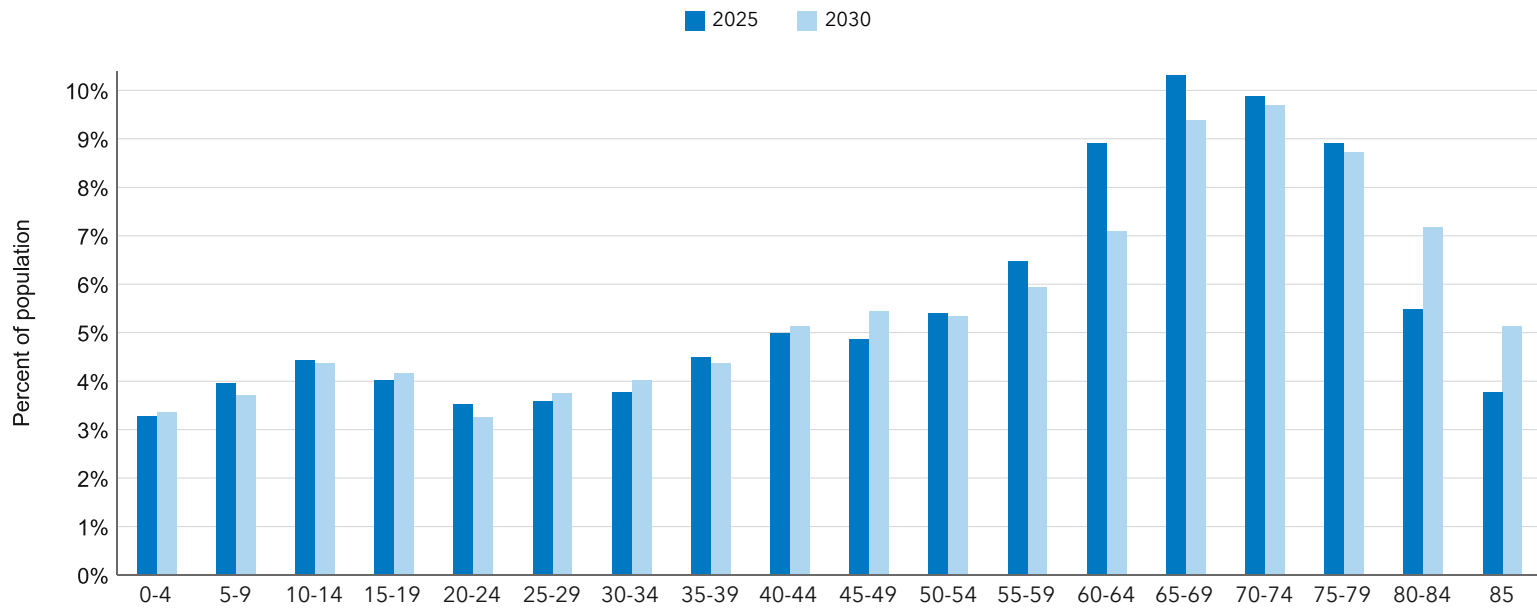
Key Indicators for 2025



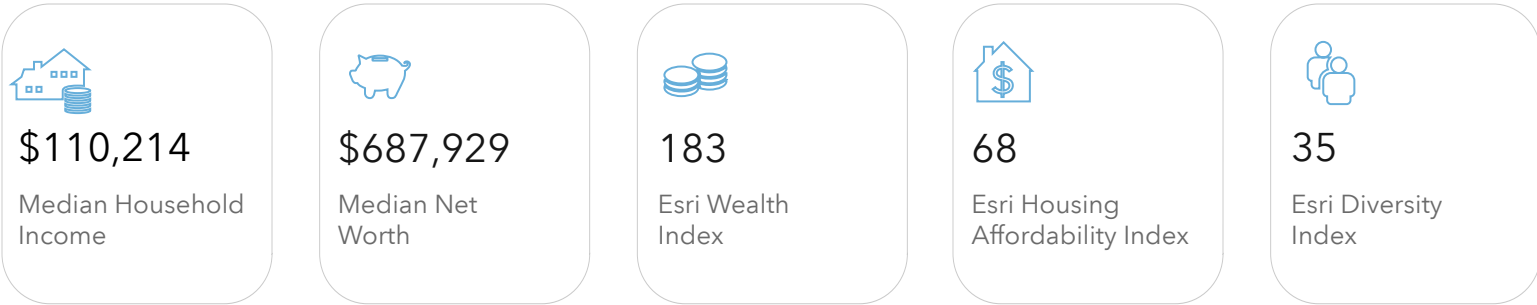
Trends: 2025 - 2030 Annual Rate



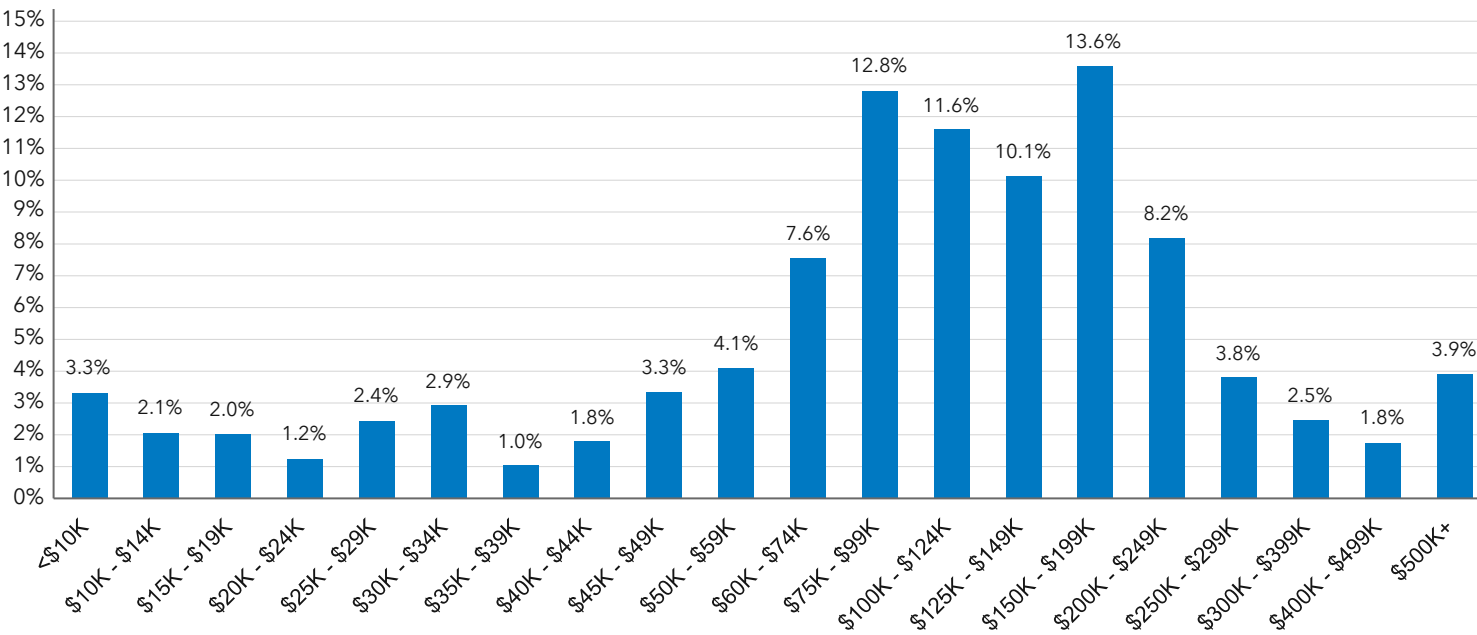
Population by Age



Key Indicators for 2025



Households by Income for 2025



Population by Race

