

**1. Outstanding Public School System:**

7th overall best School District in State Rankings according the Department of Education  
 3rd overall best School District in State according to School Digger  
 One of only 11 School District's in the State to have an overall rating of 'A'  
 8 individual 'A' rated Schools in the District

**2. Low Crime Rate (index crimes per 100,000 population)<sup>10</sup>**

Florida 3,181	Nassau County 1,761	Clay 2,206
Baker 1,609	St Johns 1,880	Duval 4,287

**3. Easy Access to Public Beaches**

46 PBAs and 2 State Parks in Nassau(Fort Clinch and Amelia Island State Park)  
 Short drive to the beaches of Big & Little Talbot Islands and Huguenot Park

**4. Easy Access to Jacksonville and Kings Bay Naval Station/Georgia**

I-95, US-17, U.S. Hwy 301, SR2 and U.S. Hwy 1

**5. Increased National Recognition of Amelia Island/Fernandina Beach** (sample of awards received)

#4 Happiest Seaside Town - Coastal Living 17'  
 20 Best Places to Live on the Coast - Coastal Living 17'  
 #6 Best Small Towns - Southern Living 17'  
 Top 10 US Islands - Conde Nast Traveler 14', 15', 16' & 17'  
 Peoples Choice Award - American Planning Association Florida 15'  
 Top 25 Islands in the World - Conde Nast Traveler 13'

**6. Job Centers Shifting/Developing to/in North and West Jacksonville**

Expansion of job centers around JIA	Westlake Industrial Park	ICI Villages
Westside Industrial Park	Cecil Commerce Center	Downtown Jacksonville

**7. Crawford Diamond Coming Online (Intersection of two major rail-lines)**

Purchase by FPL in 2017  
 FPL Master Plan  
 Expansion of Industrial Park zoning beyond the current boundary of the Crawford Diamond

**8. Non-residential Components of the ENCPA**

UF Health Medical Office	FPU Corporate HQ	Wildlight North Commercial Village
Rayonier Corporate HQ	Wildlight Commerce Center	St. Marys River Resort

**9. Regional Transportation Initiatives**

Construction of the 'Outer-Beltway' through Western Nassau  
 Establishing a Regional Transit Authority/System  
 New I-95 interchange between SR200 and US 17

**10. Low Development Cost Compared to St. Johns County & Clay County**

As a very narrow/limited example, cost to permit a typical 2,000sf home:  
 St. Johns County \$19,4548.90  
 Clay County \$14,668.00  
 Nassau County \$9,363.12 (of which \$5,430.60 is school impact fee)

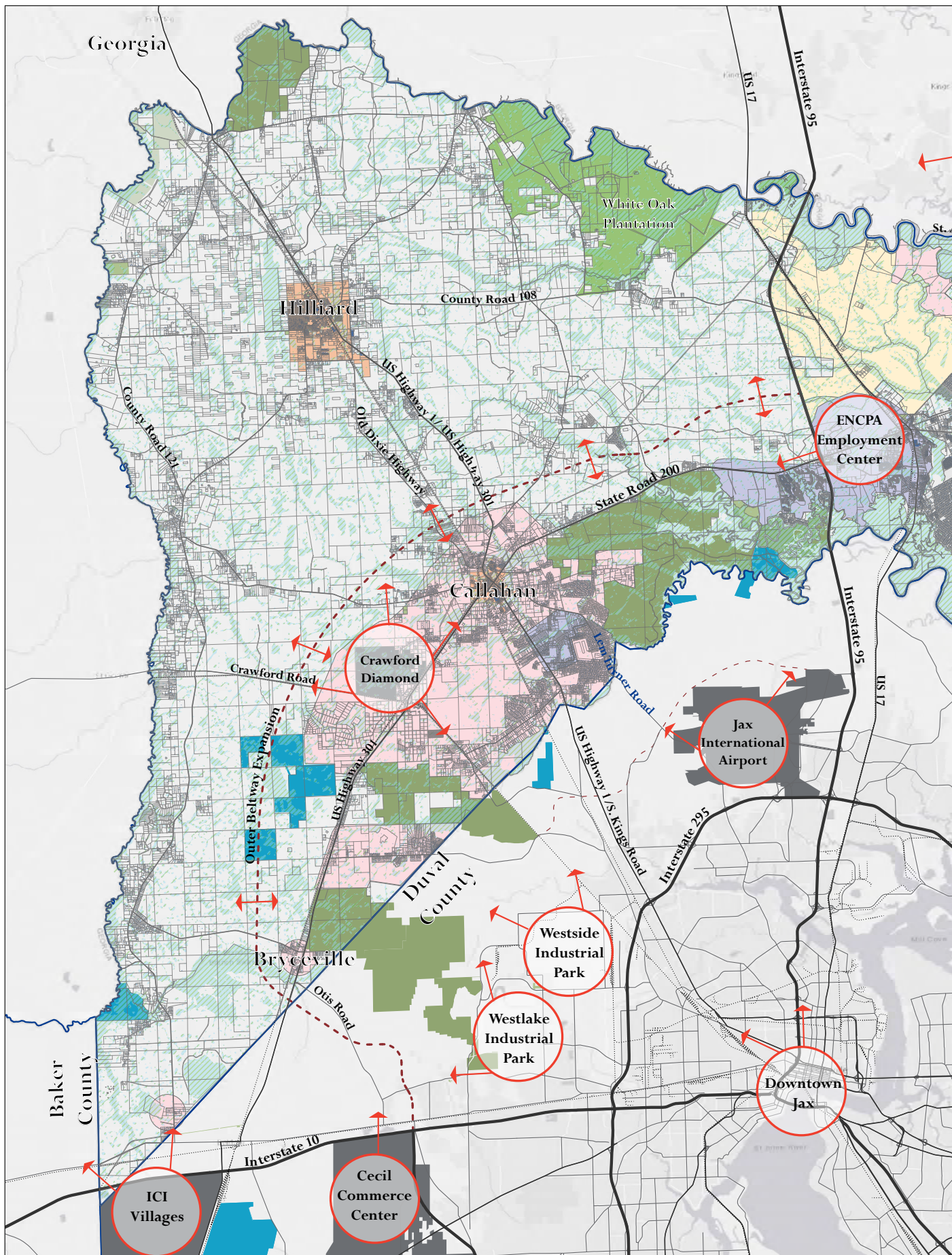
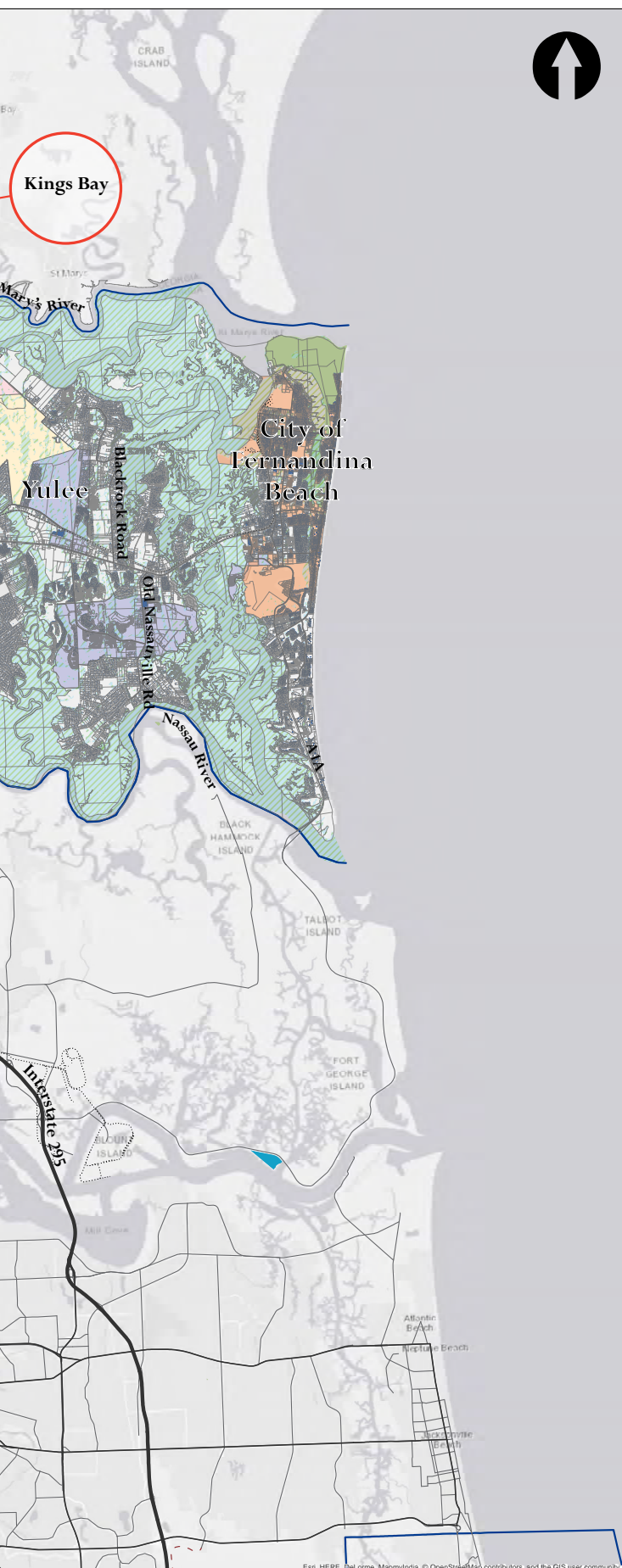


FIGURE 6. REGIONAL EMPLOYMENT CENTERS/DRIVERS AND PROJECTED GROWTH AREAS





# NASSAU COUNTY

## Regional Employment Centers

Regional drivers have the potential to push residential development into southern and western Nassau County. This exhibit is based on the best available data to conceptually identify future growth areas.

### Legend

- East Nassau Community Planning Area
- White Oak Plantation Overlay
- Municipal Boundaries
- State Forests
- National Wetland Inventory
- Mitigation Bank
- Parks
- Highways
- Roads
- Northern Outer Beltway Expansion
- Proposed Private Roads
- Railroads
- Population Density  
1 Dot = 1 Person
- Employment Center Areas
- Major Employment Centers
- Residential Stressor Direction
- County Boundary
- Predicted Areas of Growth: Zero (0) to Five (5) Years
- Predicted Areas of Growth: Five (5) to Fifteen (15) Years
- St. Mary's River Ranch



NASSAU COUNTY  
DEPARTMENT OF PLANNING  
AND ECONOMIC OPPORTUNITY  
FLORIDA