

TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT
2008 Statistical Digest
July 2008

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Section 1

Demographics

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1.1 Population Estimates and Projections

Population growth in Leon County has been relatively stable over the last few decades (45,608 in the 1970's, 43,838 in the 1980's and 46,959 in the 1990's). Since 2000, population growth has averaged approximately 1.9% per year, slightly lower than the rate observed in the decade of the 1990s.

**Figure 1-1
Population Estimates (1930-2007)**

Year	City of Tallahassee	Unincorporated Leon County	Leon County
1930	10,700	12,776	23,476
1940	16,240	15,406	31,646
1950	27,237	24,353	51,590
1960	48,174	26,051	74,225
1970	71,897	31,150	103,047
1980	81,548	67,107	148,655
1990	124,773	67,720	192,493
2000	150,624	88,828	239,452
2007	176,429	96,467	272,896

Sources: U.S. Department of Commerce, Bureau of the Census (1930-2000); University of Florida, Bureau of Economic and Business Research (2007 estimate)

**Figure 1-2
Population Projections (2010-2035)**

Year	City of Tallahassee	Unincorporated Leon County	Leon County
2010	180,500	98,700	279,200
2015	192,100	105,200	297,300
2020	201,800	110,600	312,400
2025	211,200	115,900	327,100
2030	220,000	120,800	340,800
2035	227,900	125,300	353,200

Sources: University of Florida, Bureau of Economic and Business Research (2010-2035 Leon County projections); Tallahassee-Leon County Planning Department (City of Tallahassee and Unincorporated Leon County 2007-2035 projections assuming continued annexations and share of population growth captured by the City between 1990 and 2007 will continue throughout the projected time horizon)

1.2 Population Estimates by Census Tract

By estimated percentage annual growth in population by census tract, CT 26.01 increased more than 9% per year between 2000 and 2007. Four other census tracts grew 3% or more annually. By estimated total population growth, thirteen census tracts added more than 1,000 net new residents.

Figure 1-3
Population Estimates by Census Tract, Percent Growth (2000-2007)

Census Tract*	Total Population 2000 Census	Estimated Pop. Growth 2000-2007	Total Pop. 2007 Estimate	Est. Annual Growth by Census Tract 2000-2007
26.01	2,998	2,873	5,871	9.6%
18.02	3,466	1,185	4,651	4.2%
25.04	7,517	2,534	10,051	4.2%
24.07	7,228	2,106	9,334	3.7%
16.01	4,022	1,054	5,076	3.3%
24.05	10,090	2,279	12,369	2.9%
25.06	6,664	1,478	8,142	2.9%
21.02	7,557	1,663	9,220	2.8%
25.05	4,719	1,013	5,732	2.8%
18.01	3,643	781	4,424	2.8%
12	1,030	216	1,246	2.7%
20.02	7,912	1,636	9,548	2.7%
23.04	2,494	506	3,000	2.6%
10.02	1,752	324	2,076	2.4%
25.02	9,654	1,610	11,264	2.2%
22.03	7,594	1,200	8,794	2.1%
13	2,591	352	2,943	1.8%
11.02	2,070	276	2,346	1.8%
21.01	3,847	469	4,316	1.6%
10.01	2,324	278	2,602	1.6%
23.03	3,291	387	3,678	1.6%
6	2,900	336	3,236	1.6%
26.02	7,425	844	8,269	1.5%
4	2,940	333	3,273	1.5%
15	4,041	453	4,494	1.5%
5	4,569	508	5,077	1.5%
27	9,409	1,010	10,419	1.5%
22.01	5,220	515	5,735	1.3%
11.01	2,885	272	3,157	1.3%
24.03	2,737	239	2,976	1.2%
20.01	7,392	610	8,002	1.1%
3.03	3,275	266	3,541	1.1%
9.01	6,849	483	7,332	1.0%
23.02	3,409	232	3,641	0.9%
14	6,870	467	7,337	0.9%
16.02	3,064	203	3,267	0.9%
2	3,811	240	4,051	0.9%
17	7,104	438	7,542	0.9%
19	7,070	387	7,457	0.8%
24.10	5,583	287	5,870	0.7%
22.04	7,172	317	7,489	0.6%
24.08	7,600	284	7,884	0.5%
24.09	8,573	219	8,792	0.4%
8	2,937	60	2,997	0.3%
9.02	8,261	163	8,424	0.3%
3.01	1,526	17	1,543	0.2%
7	1,968	20	1,988	0.1%
3.02	2,399	23	2,422	0.1%

Note: TLCPD's estimation methodology was used to estimate the population growth by census tract

* A map of the 2000 Census tracts for Leon County can be found at:

http://www.talgov.com/planning/pdf/support/BW_2kcensusmapsmall_urban.pdf

Sources: U.S. Department of Commerce, Bureau of the Census; University of Florida, Bureau of Economic and Business Research; Tallahassee-Leon County Planning Department
Tallahassee-Leon County Planning Department

1.3 Age and Gender

Leon County has the second highest percentage of population between the ages of 18 and 34 in the state at 37.2% (behind Alachua County) and the second smallest percentage aged 65 and older at 8.4% (behind Union County). The 55-64 age group has increased by more than three times the average annual percentage growth rate of 2.2% between 2000 and 2007 while the 80+ age group has increased at a rate nearly twice the County average.

Figure 1-4
Leon County Population by Age and Gender (2007 Estimate)

Age Group	Total Population	Percent of Population	Female	Percent of Population	Male	Percent of Population
0 to 4	15,432	5.7%	7,584	2.8%	7,848	2.9%
5 to 17	39,584	14.5%	19,333	7.1%	20,251	7.4%
18 to 34	101,558	37.2%	53,218	19.5%	48,340	17.7%
35 to 54	68,083	24.9%	35,851	13.1%	32,232	11.8%
55 to 64	25,072	9.2%	13,120	4.8%	11,952	4.4%
65 to 79	16,423	6.0%	9,024	3.3%	7,399	2.7%
80+	6,744	2.5%	4,392	1.6%	2,352	0.9%
Total	272,896		142,522	52.2%	130,374	47.8%

Source: University of Florida, Bureau of Economic and Business Research, "Florida Population Studies, Bulletin 151", July 2008

Figure 1-5
Leon County Population Growth by Age Group (2000-2007)

Age Group	2000 Population	2007 Population	Growth in Population 2000-2007	Percent Growth 2000-2007	Avg. Ann. Growth 2000-2007
0 to 4	13,727	15,432	1,705	11.7%	2.0%
5 to 17	37,280	39,584	2,304	6.0%	1.0%
18 to 34	86,609	101,558	14,949	15.9%	2.7%
35 to 54	65,284	68,083	2,799	4.2%	0.7%
55 to 64	16,661	25,072	8,411	40.9%	6.8%
65 to 79	14,600	16,423	1,823	11.8%	2.0%
80+	5,291	6,744	1,453	24.3%	4.0%
Total	239,452	272,896	33,444	13.1%	2.2%

Source: University of Florida, Bureau of Economic and Business Research, "Florida Population Studies, Bulletin 151", July 2008

1.4 Race and Ethnicity

By race and ethnicity, Leon County's population includes 59.8% non-Hispanic white, 32.7% non-Hispanic black, 4.6% of Hispanic origin and 2.9% of "other" races and ethnicities.

Figure 1-6
Leon County Population by Age, Race and Ethnicity (2007 Estimate)

Age Group	All Races	Non-Hispanic			Hispanic Origin
		White	Black	Other	
0 to 4	15,432	7,882	6,329	567	654
5 to 17	39,584	20,714	15,937	1,425	1,508
18 to 34	101,558	54,189	36,951	3,304	7,114
35 to 54	68,083	44,196	19,669	1,759	2,459
55 to 64	25,072	18,562	5,547	496	467
65 to 79	16,423	12,310	3,550	317	246
80+	6,744	5,423	1,142	102	77
Total	272,896	163,276	89,125	7,970	12,525

Note: "Hispanic" is an ethnic classification rather than a racial category, people can be identified both by Hispanic origin and race.

Source: University of Florida, Bureau of Economic and Business Research, "Florida Population Studies, Bulletin 151", July 2008

Figure 1-7
Leon County Pop. by Percentage, Race & Ethnicity (2007 Estimate)

Age Group	Non-Hispanic			Hispanic Origin
	White	Black	Other	
0 to 4	51.1%	41.0%	3.7%	4.2%
5 to 17	52.3%	40.3%	3.6%	3.8%
18 to 34	53.4%	36.4%	3.3%	7.0%
35 to 54	64.9%	28.9%	2.6%	3.6%
55 to 64	74.0%	22.1%	2.0%	1.9%
65 to 79	75.0%	21.6%	1.9%	1.5%
80+	80.4%	16.9%	1.5%	1.1%
Total	59.8%	32.7%	2.9%	4.6%

Note: "Hispanic" is an ethnic classification rather than a racial category, people can be identified both by Hispanic origin and race.

Source: University of Florida, Bureau of Economic and Business Research, "Florida Population Studies, Bulletin 151", July 2008

1.5 Components of Population Change

The components of population change in Leon County since the 2000 Census is estimated to have remained quite similar in comparison with the 1990-2000 time period. The percentage of Leon County's population growth associated with net migration is estimated to be 67.6% since 2000, nearly identical to the actual rate of 67.1% between 1990 and 2000.

Figure 1-8
Components of Population Change (2000-2007)

	Leon County	State of Florida
Total Population Change (2000-2007)	33,444	2,697,543
Net Natural Increase	10,823	336,010
Net Migration	22,621	2,361,533
Percent due to Natural Increase	32.4%	12.5%
Percent due to Net Migration	67.6%	87.5%

Source: University of Florida, Bureau of Economic and Business Research, "Florida Estimates of Population, 2007"

Figure 1-9
Components of Population Change (1990-2000)

	Leon County	State of Florida
Total Population Change (1990-2000)	46,959	3,044,307
Net Natural Increase	15,457	448,216
Net Migration	31,502	2,596,091
Percent due to Natural Increase	32.9%	14.7%
Percent due to Net Migration	67.1%	85.3%

Source: University of Florida, Bureau of Economic and Business Research, "Population: Census Summary, 2000"

1.6 Population Growth by Metropolitan Area

The population of the Tallahassee MSA (Gadsden, Jefferson, Leon and Wakulla Counties) was 366,205 in 2007, up 14.3% from 2000.

Figure 1-10
Population Growth in Florida Metropolitan Areas (2000-2007)

Metropolitan Area/County(ies)	2007 Population Estimate	2000 Census Population	Percent Change 2000- 2007
Miami-Fort Lauderdale-Miami Beach (<i>Broward, Miami-Dade, Palm Beach</i>)	5,523,032	5,007,988	10.3%
Tampa-St. Petersburg-Clearwater (<i>Hernando, Hillsborough, Pasco, Pinellas</i>)	2,733,678	2,396,013	14.1%
Orlando-Kissimmee (<i>Lake, Orange, Osceola, Seminole</i>)	2,083,923	1,644,563	26.7%
Jacksonville (<i>Baker, Clay, Duval, Nassau, St. Johns</i>)	1,351,368	1,122,750	20.4%
Sarasota-Bradenton-Venice (<i>Manatee, Sarasota</i>)	703,351	589,963	19.2%
Cape Coral-Fort Myers (<i>Lee</i>)	615,741	440,888	39.7%
Lakeland (<i>Polk</i>)	581,058	483,924	20.1%
Palm Bay-Melbourne-Titusville (<i>Brevard</i>)	552,109	476,230	15.9%
Deltona-Daytona Beach-Ormond Beach (<i>Volusia</i>)	508,014	443,343	14.6%
Pensacola-Ferry Pass-Brent (<i>Escambia, Santa Rosa</i>)	453,919	412,153	10.1%
Port St. Lucie-Fort Pierce (<i>Martin, St. Lucie</i>)	415,698	319,426	30.1%
Tallahassee (<i>Gadsden, Jefferson, Leon, Wakulla</i>)	366,205	320,304	14.3%
Naples-Marco Island (<i>Collier</i>)	333,858	251,377	32.8%
Ocala (<i>Marion</i>)	325,023	258,916	25.5%
Gainesville (<i>Alachua, Gilchrist</i>)	264,667	232,392	13.9%
Fort Walton Beach-Crestview-Destin (<i>Okaloosa</i>)	196,540	170,498	15.3%
Panama City-Lynn Haven (<i>Bay</i>)	167,631	148,217	13.1%
Punta Gorda (<i>Charlotte</i>)	164,584	141,627	16.2%
Sebastian-Vero Beach (<i>Indian River</i>)	139,757	112,947	23.7%
Palm Coast (<i>Flagler</i>)	93,568	49,832	87.8%

Sources: Executive Office of the President, Office of Management and Budget; U.S. Department of Commerce, Bureau of the Census, December 18, 2006 MSA definitions; University of Florida, Bureau of Economic and Business Research

1.7 Household Characteristics

The average household size has been decreasing slowly in Leon County, from 2.43 persons per household in 1990 to an estimated 2.32 persons per household in 2007. In Leon County, the percentage of family households is higher in the unincorporated areas while the percentage of non-family households and one-person households is highest in the City of Tallahassee.

Figure 1-11
Number of Households and Average Household Size
(1990, 2000 and 2007)

	Estimate April 1, 2007		Census April 1, 2000		Census April 1, 1990	
	Households	Average Household Size	Households	Average Household Size	Households	Average Household Size
Leon County	111,125	2.32	96,521	2.34	74,828	2.43
Florida	7,443,963	2.45	6,338,075	2.46	5,134,869	2.46

Source: University of Florida, Bureau of Economic and Business Research, "Florida Population Studies, Bulletin 149", February 2008

Figure 1-12
Households by Type (2000)

	Families	Living Alone	Other Non-Families
Leon County	56%	30%	14%
City of Tallahassee	47%	35%	18%
Unincorporated Area	75%	20%	5%
Florida	66%	27%	7%

Source: U.S. Department of Commerce, Bureau of the Census, 2000 Census of Population and Housing, Summary File 3

1.8 Educational Attainment

The level of educational attainment in Leon County increased between 1990 and 2000. In 2000, 10.9% of the population 25 years and over had not received a high school diploma, down from 15.1% in 2000. Also, in 2000, 41.7% of the population 25 years and over in Leon County had attained a bachelor's degree or higher compared with 37.1% in 1990. The 2006 American Community Survey estimates this percentage has decreased slightly to 40.2% as of 2006 and the percent of the population 25 years and over that did not receive a high school diploma is up slightly to 11.4%.

Figure 1-13
Educational Attainment in Leon County, Population 25 years and over (2006)

	1990	Percent	2000	Percent	2006	Percent
Less than 9th grade	6,046	5.5%	4,218	3.1%	4,251	2.9%
9th to 12th grade, no diploma	10,622	9.6%	10,749	7.8%	12,443	8.5%
H.S. graduate (inc. equivalency)	23,793	21.6%	25,963	18.9%	28,995	19.8%
Some college, no degree	20,414	18.5%	27,956	20.3%	29,898	20.4%
Associate's degree	8,457	7.7%	11,255	8.2%	12,049	8.2%
Bachelor's degree	23,675	21.5%	33,040	24.0%	33,639	23.0%
Graduate or professional degree	17,180	15.6%	24,356	17.7%	25,151	17.2%
Total	110,187		137,537		146,426	

Source: U.S. Department of Commerce, Bureau of the Census, 1990, 2000, American Community Survey, 2006

Figure 1-14
Educational Attainment, Population 25 years and over (2000)

	Leon County		State of Florida		United States	
	Number	Percent	Number	Percent	Number	Percent
Less than 9th grade	4,218	3.1%	739,222	6.7%	13,755,477	7.5%
9th to 12th grade, no diploma	10,749	7.8%	1,480,726	13.4%	21,960,148	12.1%
H.S. graduate (inc. equivalency)	25,963	18.9%	3,165,748	28.7%	52,168,981	28.6%
Some college, no degree	27,956	20.3%	2,403,135	21.8%	38,351,595	21.0%
Associate degree	11,255	8.2%	773,486	7.0%	11,512,833	6.3%
Bachelor's degree	33,040	24.0%	1,573,121	14.3%	28,317,792	15.5%
Graduate or professional degree	24,356	17.7%	889,207	8.1%	16,144,813	8.9%
Total	137,537		11,024,645		182,211,639	

Source: U.S. Department of Commerce, Bureau of the Census, 2000

Section 2

Labor Force and Income

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2.1 Labor Force and Employment

Labor force and employment growth in both the City of Tallahassee and Leon County has been strong over the past two years. Leon County's labor force and total employed increased by nearly 7,000 people between 2005 and 2007, an annual increase of 2.5% per year. Local Area Unemployment Statistics are a count of people employed by place of residence (not place of employment).

**Figure 2-1
Labor Force (2001-2007)**

	2001	2002	2003	2004	2005	2006	2007
Leon County	133,807	132,951	134,527	133,993	134,811	138,024	141,732
% Change From Previous		-0.6%	1.2%	-0.4%	0.6%	2.4%	2.7%
City of Tallahassee	82,608	82,225	83,136	82,749	85,257	87,600	89,985
% Change From Previous		-0.5%	1.1%	-0.5%	3.0%	2.7%	2.7%
Unincorporated Leon County	51,199	50,726	51,391	51,244	49,554	50,424	51,747
% Change From Previous		-0.9%	1.3%	-0.3%	-3.3%	1.8%	2.6%

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Local Area Unemployment Statistics

**Figure 2-2
Employment (2001-2007)**

	2001	2002	2003	2004	2005	2006	2007
Leon County	129,075	127,060	129,089	129,039	130,520	134,129	137,375
% Change From Previous		-1.6%	1.6%	0.0%	1.1%	2.8%	2.4%
City of Tallahassee	79,131	77,896	79,140	79,109	82,449	85,060	87,118
% Change From Previous		-1.6%	1.6%	0.0%	4.2%	3.2%	2.4%
Unincorporated Leon County	49,944	49,164	49,949	49,930	48,071	49,069	50,257
% Change From Previous		-1.6%	1.6%	0.0%	-3.7%	2.1%	2.4%

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Local Area Unemployment Statistics

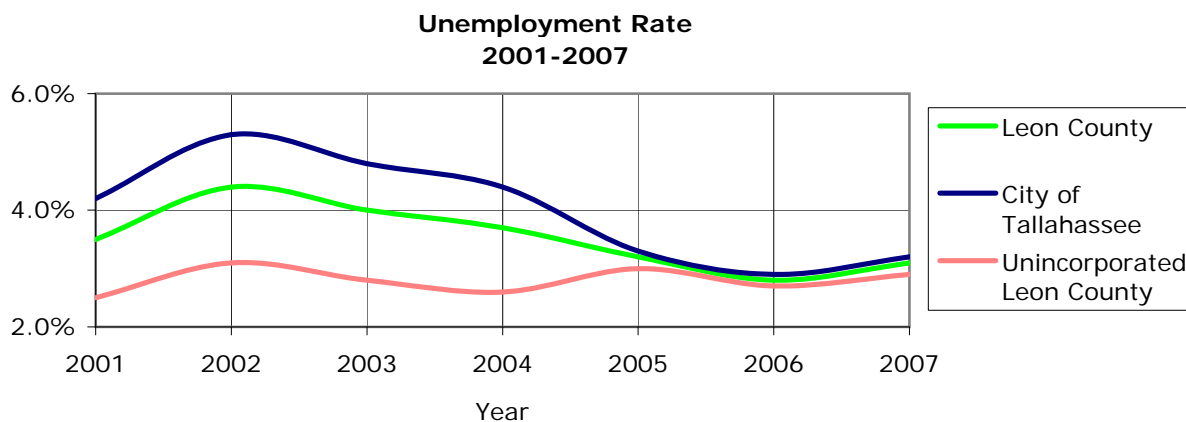
2.2 Unemployment

The unemployment rate in Leon County increased in 2007 after declining for four straight years. These place of residence figures indicate a slight increase in unemployment in 2007 for both the residents of the City of Tallahassee as well as the residents of Unincorporated Leon County. Initial claims for unemployment compensation increased 5.3% in 2007 in Leon County after decreasing 5.2% the previous year.

**Figure 2-3
Unemployment Rate (2001-2007)**

	2001	2002	2003	2004	2005	2006	2007
Leon County	3.5%	4.4%	4.0%	3.7%	3.2%	2.8%	3.1%
City of Tallahassee	4.2%	5.3%	4.8%	4.4%	3.3%	2.9%	3.2%
Unincorporated Leon County	2.5%	3.1%	2.8%	2.6%	3.0%	2.7%	2.9%

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Local Area Unemployment Statistics



Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Local Area Unemployment Statistics

**Figure 2-4
Initial Claims for Unemployment Compensation (2001-2007)**

	2001	2002	2003	2004	2005	2006	2007
Leon County	5,022	5,999	5,633	6,250	5,932	5,622	5,922
% Change from Previous		19.5%	-6.1%	11.0%	-5.1%	-5.2%	5.3%
Florida	547,418	585,764	557,845	658,516	542,845	493,164	638,291
% Change from Previous		7.0%	-4.8%	18.0%	-17.6%	-9.2%	29.4%

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Unemployment Compensation Files

2.3 Employment by Industry

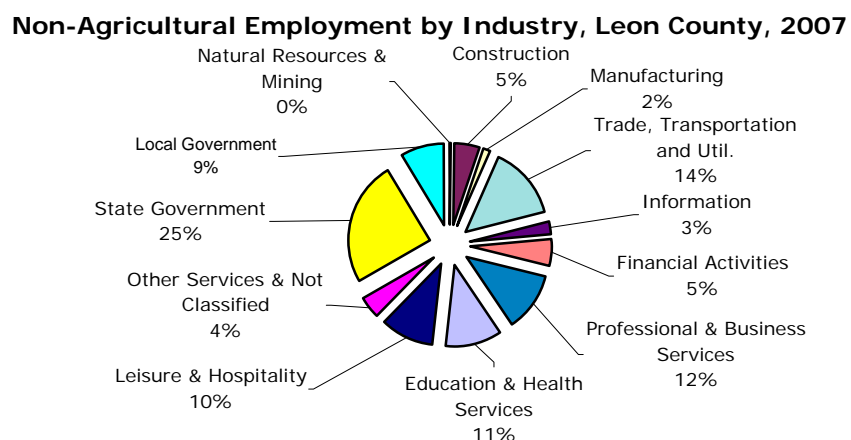
Between 2002 and 2007, non-agricultural employment in Leon County grew 0.6% per year on average. The construction industry grew 4.1% per year and added 1,465 jobs during the period while Leisure & Hospitality grew 4.1% per year and added 3,069 jobs. State Government and Federal Government suffered the greatest job losses in Leon County between 2002 and 2007

Figure 2-5
Non-Agricultural Employment by Industry, Leon County (2002-2007)

	2002	2003	2004	2005	2006	2007	Avg. Annual Change
Natural Resources & Mining	225	215	182	218	235	224	-0.1%
Construction	5,795	6,072	6,487	7,392	7,778	7,260	4.1%
Manufacturing	2,186	2,178	2,221	2,178	2,216	2,314	1.1%
Trade, Transportation and Util.	19,771	19,636	20,467	20,980	21,202	20,741	0.9%
Information	3,710	3,498	3,587	3,771	3,568	3,687	-0.1%
Financial Activities	6,449	6,849	6,791	7,080	7,359	7,324	2.4%
Professional & Business Services	15,286	15,196	14,836	16,012	17,308	16,987	2.0%
Education & Health Services	14,969	14,992	14,877	14,967	15,558	16,211	1.5%
Leisure & Hospitality	12,009	12,209	13,011	13,990	14,450	15,078	4.1%
Other Services & Not Classified	6,290	5,575	5,843	5,943	6,257	6,249	0.0%
State Government	41,859	41,934	42,390	38,223	36,518	35,983	-3.3%
Local Government	11,243	11,516	11,728	11,935	12,087	12,309	1.7%
Federal Government	1,717	1,728	1,698	1,699	1,679	1,656	-0.7%
Total	141,509	141,598	144,118	144,388	146,215	146,023	0.6%

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, QCEW - Quarterly Census of Employment and Wages (ES-202)

Figure 2-6
Non-Agricultural Employment by Industry, Leon County (2007)



Source: Florida Agency for Workforce Innovation, Labor Market Statistics, QCEW - Quarterly Census of Employment and Wages (ES-202)

2.4 Projected Employment by Industry

In Leon County, Professional and Business Services is projected to create the most jobs and experience the largest annual percentage growth in employment by major industry between 2007 and 2015.

Figure 2-7
Projected Employment by Industry, Leon County (2007-2015)

Industry	2007 Employment	2015 Employment	Total Employment Annual Change	Annual Percentage Change
Total All Industries	171,779	193,566	2,723	1.6%
Professional and Business Services	19,190	23,773	573	3.0%
Information	4,038	4,800	95	2.4%
Education and Health Services	16,228	19,149	365	2.3%
Financial Activities	7,429	8,652	153	2.1%
Transportation and Warehousing	1,494	1,733	30	2.0%
Leisure and Hospitality	14,883	17,181	187	1.9%
Other Services (Except Government)	7,822	9,023	150	1.9%
Local Government	12,296	14,042	218	1.8%
Construction	7,765	8,765	125	1.6%
Retail Trade	17,509	19,580	259	1.5%
Wholesale Trade	3,020	3,316	37	1.2%
Agriculture, Forestry, Fishing and Hunting	183	199	2	1.1%
Manufacturing	2,214	2,402	24	1.1%
State Government	41,393	43,935	318	0.8%
Self-Employed & Unpaid Family Workers	14,462	15,083	78	0.5%
Federal Government	1,678	1,746	8	0.5%

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Florida Employment Forecast

2.5 Projected Employment by Occupation

Six of the top eight occupations by projected percentage annual growth in Leon County are in the technology field. By total employment change, retail occupations (Retail Salespersons, Janitors & Cleaners and Food Preparation Workers) account for the top three occupations projected to add the most jobs by 2015.

Figure 2-8
Fastest Growing Occupations, Leon County (2007-2015)

Industry	2007 Emp.	2015 Emp.	Total Emp. Change	Annual Percentage Change
Computer Software Engineers, Systems Software	290	484	194	8.4%
Computer Software Engineers, Applications	527	876	349	8.3%
Personal Financial Advisors	370	532	162	5.5%
Telecommunications Line Installers & Repairers	199	272	73	4.6%
Pharmacy Technicians	131	177	46	4.4%
Database Administrators	250	335	85	4.3%
Network & Computer Systems Administrators	730	969	239	4.1%
Network Systems & Data Communications Analysts	1,425	1,893	468	4.1%
Amusement & Recreation Attendants	181	239	58	4.0%
Computer Systems Analysts	1,389	1,819	430	3.9%
Computer & Information Systems Managers	299	387	88	3.7%
Insulation Workers, Mechanical	208	269	61	3.7%
Home Health Aides	610	787	177	3.6%
Sales Managers	195	251	56	3.6%
Physician Assistants	227	293	66	3.6%

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Florida Employment Forecast

Figure 2-9
Occupations Gaining the Most New Jobs, Leon County (2007-2015)

Industry	2007 Emp.	2015 Emp.	Total Emp. Change	Annual Percentage Change
Retail Salespersons	5,906	6,846	940	2.0%
Janitors & Cleaners, Except Maids & Housekeeping	3,353	4,060	707	2.6%
Food Prep. & Serving Workers, Inc. Fast Food	4,025	4,656	631	2.0%
Customer Service Representatives	2,692	3,218	526	2.4%
Waiters and Waitresses	3,212	3,706	494	1.9%
Registered Nurses	2,770	3,247	477	2.2%
Management Analysts	6,574	7,048	474	0.9%
Network Systems and Data Communications Analyst	1,425	1,893	468	4.1%
Computer Systems Analysts	1,389	1,819	430	3.9%
Lawyers	2,861	3,249	388	1.7%
Computer Software Engineers, Applications	527	876	349	8.3%
Computer Support Specialists	1,190	1,513	323	3.4%

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Florida Employment Forecast

2.6 Median Family Income

The median family income in Leon County stood at \$52,962 according to the 2000 Census and is estimated to be \$62,100 in the 2008 fiscal year for the Tallahassee CBSA*. Median family income wage growth in the decade of the 1990's was less than half the rate of the 1980's.

Figure 2-10
Median Family Income in Current Dollars (1980, 1990, 2000)

Median Family Income	1980	1990	2000	Annual Change	
				1980-1990	1990-2000
Leon County	\$18,916	\$37,000	\$52,962	6.7%	3.6%
Tallahassee MSA*	\$18,448	\$34,475	\$50,086	6.3%	3.7%
City of Tallahassee	\$16,982	\$34,764	\$49,359	7.2%	3.5%
Unincorporated Leon County	\$20,697	\$40,057	\$57,232	6.6%	3.6%
Florida	\$17,280	\$32,212	\$45,625	6.2%	3.5%

*Note: In the 1980 Census the Tallahassee MSA included Leon and Wakulla County. In the 1990 and 2000 Census, the Tallahassee MSA included Leon and Gadsden Counties

Source: U.S. Department of Commerce, Bureau of the Census, 1980, 1990, 2000

Figure 2-11
Median Family Income in Constant Year 2000 Dollars

Median Family Income	1980	1990	2000	Annual Change	
				1980-1990	1990-2000
Leon County	\$39,547	\$48,749	\$52,962	2.1%	0.8%
Tallahassee MSA*	\$38,553	\$45,422	\$50,086	1.6%	1.0%
City of Tallahassee	\$35,504	\$45,803	\$49,359	2.5%	0.7%
Unincorporated Leon County	\$43,270	\$52,776	\$57,232	2.0%	0.8%
Florida	\$36,127	\$42,440	\$45,625	1.6%	0.7%

*Note: In the 1980 Census the Tallahassee MSA included Leon and Wakulla County. In the 1990 and 2000 Census, the Tallahassee MSA included Leon and Gadsden Counties

Source: U.S. Department of Commerce, Bureau of the Census, 1980, 1990, 2000

Figure 2-12
Median Family Income Estimates by Fiscal Year (2004-2008)

Median Family Income	2004	2005	2006	2007	2008
Tallahassee*	\$56,500	\$57,700	\$58,500	\$58,200	\$62,100
Florida	\$51,900	\$52,550	\$54,800	\$53,300	\$57,200

*Note: HUD's Core-Based Statistical Area (CBSA) definition for median family income estimates for Tallahassee in the years 2004 and 2005 is defined as Leon and Gadsden Counties. For 2006 - 2008 the median family income estimates for Tallahassee include Leon, Gadsden and Jefferson Counties.

Source: U.S. Department of Housing and Urban Development (HUD)

2.7 Average Annual Employment/Wages

The average annual wage in Leon County in 2007 was \$37,590, 5.5% below the state average wage of \$39,762. The annual average state government wage was 3.3% higher in Leon County compared to the state average while the local government wage was 9.2% lower than the state average.

Figure 2-13
Average Annual Employment and Wages by Ownership (2007)

	Average Annual Reporting Units	Average Annual Employment	Average Annual Wage
Leon County			
All Ownerships	8,166	146,061	\$37,590
Private Ownerships	7,887	96,114	\$34,681
Federal Government	50	1,656	\$63,580
State Government	205	35,983	\$43,735
Local Government	24	12,309	\$38,842
Florida			
All Ownerships	608,116	7,949,384	\$39,762
Private Ownerships	601,562	6,871,543	\$38,947
Federal Government	1,944	127,960	\$61,817
State Government	3,115	186,973	\$42,338
Local Government	1,495	762,910	\$42,770

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Quarterly Census of Employment & Wages (ES-202)

Figure 2-14
Average Annual Employment & Wages, Select Private Industries (2007)

	Average Annual Reporting Units	Average Annual Employment	Average Annual Wage
Leon County			
Professional and Business Services	1,947	16,987	\$49,189
Financial Activities	908	7,324	\$49,544
Construction	930	7,260	\$35,946
Information	179	3,687	\$42,878
Manufacturing	119	2,314	\$42,977
Florida			
Professional and Business Services	128,602	1,327,095	\$43,807
Financial Activities	73,736	538,513	\$56,551
Construction	76,454	593,344	\$41,644
Information	9,570	161,788	\$56,894
Manufacturing	16,956	387,992	\$47,490

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Quarterly Census of Employment & Wages (ES-202)

2.8 Occupational Employment and Wages

The 2008 estimated average hourly wage for all occupations in the Tallahassee MSA is \$18.60 with the median wage being \$14.92 per hour for experienced workers in their occupation.

Figure 2-15
Occupational Emp. and Wages, 1,000+ Employment,
Tallahassee MSA (2008)

Occupational Title	2007 Emp.	Hourly Wage (2008 Wage Estimates in dollars)			
		Mean	Median	Entry*	Exp.**
Total All Occupations	167,550	\$18.60	\$14.92	\$8.87	\$23.47
Retail Salespersons	5,320	\$12.40	\$9.52	\$7.61	\$14.80
Management Analysts	4,540	\$25.47	\$23.36	\$17.79	\$29.31
Cashiers	4,490	\$8.27	\$7.89	\$7.14	\$8.85
Comb. Food Pre. & Serving Workers, Inc. Fast Food	4,440	\$7.94	\$7.54	\$7.28	\$8.28
Executive Secretaries and Administrative Assistants	4,230	\$17.96	\$16.77	\$13.10	\$20.40
Office Clerks, General	4,190	\$11.68	\$11.24	\$8.62	\$13.21
Waiters and Waitresses	3,680	\$9.36	\$9.33	\$7.29	\$10.38
Business Operations Specialists, All Other	3,570	\$24.63	\$22.72	\$16.16	\$28.88
Accountants and Auditors	3,560	\$23.87	\$22.58	\$15.67	\$27.96
Secretaries, Except Legal, Medical, and Executive	3,280	\$13.51	\$12.97	\$9.79	\$15.37
Janitors and Cleaners, Ex.Maids and Hskping.	3,270	\$9.38	\$8.84	\$7.45	\$10.34
Registered Nurses	2,810	\$27.64	\$26.66	\$20.40	\$31.26
Stock Clerks and Order Fillers	2,760	\$9.74	\$9.05	\$7.71	\$10.76
Bookkeeping, Accounting, and Auditing Clerks	2,150	\$14.19	\$14.19	\$10.12	\$16.24
Lawyers	1,900	\$46.05	\$39.72	\$27.46	\$55.35
Customer Service Representatives	1,730	\$13.01	\$12.39	\$9.68	\$14.67
Maintenance and Repair Workers, General	1,380	\$13.86	\$13.28	\$9.81	\$15.89
First-Line Supervisors/Mgrs of Retail Sales Workers	1,330	\$19.14	\$17.04	\$12.42	\$22.50
Nursing Aides, Orderlies, and Attendants	1,320	\$9.89	\$9.86	\$8.02	\$10.82
Comp. Ofcrs., Ex. Ag., Cons., Hlth., Safety & Trans.	1,320	\$18.50	\$17.12	\$14.10	\$20.70
Receptionists and Information Clerks	1,310	\$11.23	\$10.91	\$8.47	\$12.61
Laborers & Freight, Stock, & Material Movers, Hand	1,220	\$10.05	\$9.55	\$7.93	\$11.11
Truck Drivers, Heavy and Tractor-Trailer	1,210	\$14.28	\$13.32	\$10.60	\$16.12
Landscaping and Groundskeeping Workers	1,200	\$10.64	\$9.80	\$8.24	\$11.82
First-Line Supers./Mgrs. of Ofc. & Admin. Sup. Wkrs.	1,150	\$21.00	\$20.31	\$13.72	\$24.64
Cooks, Restaurant	1,150	\$9.98	\$9.72	\$8.30	\$10.83
General and Operations Managers	1,120	\$49.64	\$46.51	\$25.49	\$61.72
Sales Representatives, Services, All Other	1,080	\$29.03	\$24.96	\$13.18	\$36.95
Maids and Housekeeping Cleaners	1,050	\$8.25	\$7.78	\$7.28	\$8.74
Security Guards	1,050	\$11.51	\$9.86	\$8.12	\$13.21
Home Health Aides	1,040	\$9.44	\$9.05	\$8.16	\$10.07
Tax Examiners, Collectors, and Revenue Agents	1,040	\$19.35	\$16.46	\$14.14	\$21.96
Sales Representatives, Wholesale and Manufacturing	1,010	\$26.83	\$22.17	\$12.93	\$33.79
Truck Drivers, Light or Delivery Services	1,010	\$12.61	\$10.64	\$7.99	\$14.94
Police and Sheriff's Patrol Officers	1,000	\$22.79	\$21.60	\$16.67	\$25.84

* *Entry Wage* - This is the wage an entry-level worker might expect to make. It is defined as the average (mean) wage earned by the lowest third of all workers in a given occupation.

** *Experienced Wage* - This wage represents what an experienced worker might expect to make. It is defined as the average (mean) wage earned by the upper two-thirds of all workers in a given occupation.

Source: Florida Agency for Workforce Innovation, Labor Market Statistics, Occ. Employment Statistics & Wages
 Tallahassee-Leon County Planning Department

2.9 Per Capita Personal Income

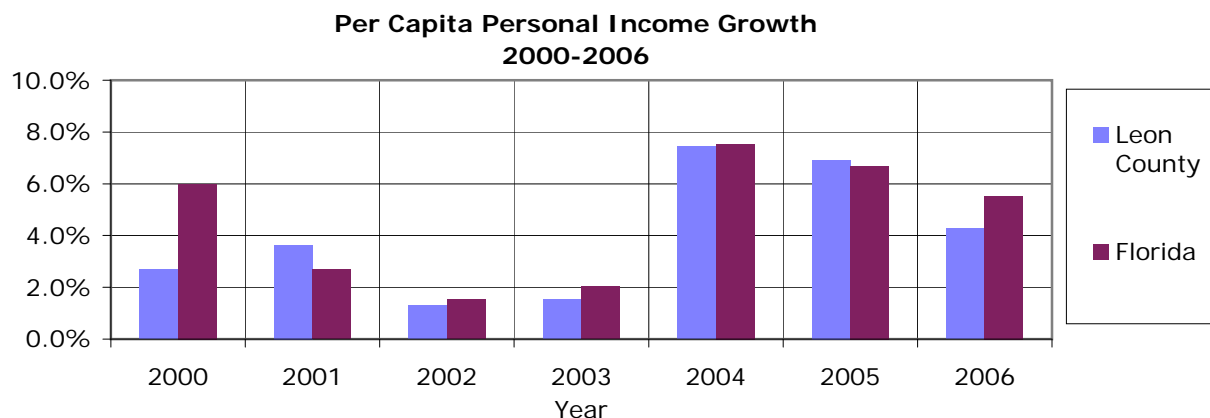
Per capita personal income grew 4.3% in Leon County in 2006 (down from 6.9% the previous year) and was 90.5% of the per capita income for the state. Since per capita personal income is calculated as the personal income of a given area divided by the resident population of the area, per capital personal income tends to be lower in Leon County due to the large number of college students in our community.

Figure 2-16
Per Capita Personal Income (2000-2006)

	2000	2001	2002	2003	2004	2005	2006
Leon County	\$26,022	\$26,969	\$27,316	\$27,733	\$29,793	\$31,856	\$33,216
% Change From Previous	2.7%	3.6%	1.3%	1.5%	7.4%	6.9%	4.3%
Florida	\$28,508	\$29,277	\$29,727	\$30,330	\$32,618	\$34,798	\$36,720
% Change From Previous	6.0%	2.7%	1.5%	2.0%	7.5%	6.7%	5.5%

Source: U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Information System

Figure 2-17
Per Capita Personal Income Growth (2000-2006)



Source: U.S. Department of Commerce, Bureau of Economic Analysis, Regional Economic Information System

Section 3

Economic Factors

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3.1 Taxable Sales

The overall level of taxable sales was down 1.4% in the Tallahassee MSA in 2007, the first annual decrease in taxable sales in more than 25 years. In comparison, taxable sales for the State of Florida were down 4.1% in 2007 compared with 2006 sales. By category, the overall decrease in taxable sales in the Tallahassee MSA can be attributed to an annual decrease of 11.4% in Business Investment and a 5.0% drop in Autos & Accessories (decreasing for the second straight year). Building Investment was up 6.4% while Tourism & Recreation was up 5.2% in the Tallahassee MSA in 2007 compared with 2006. It is estimated that taxable sales comprise 40-45% of all retail sales.

Figure 3-1
Annual Taxable Sales, Tallahassee MSA and Florida (1996-2007)

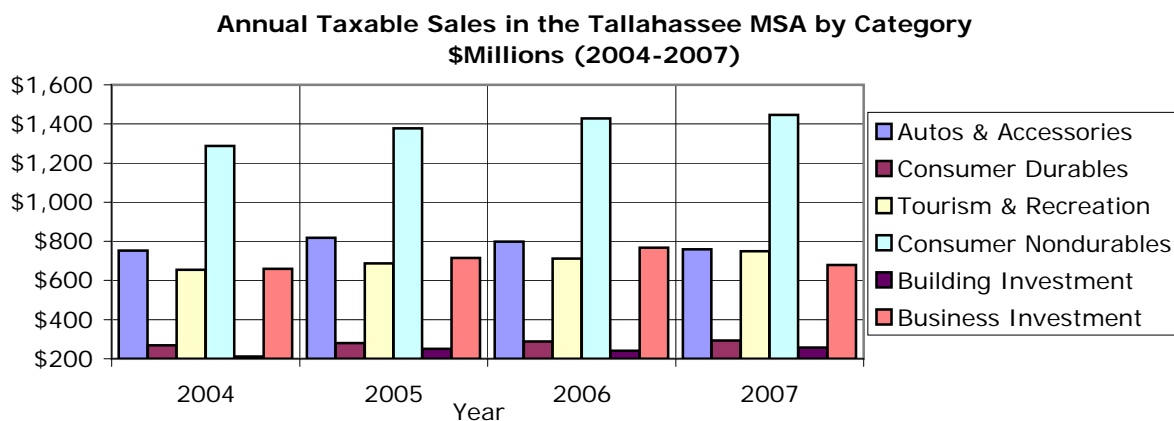
Year	Tallahassee MSA	Change from Previous Year	State of Florida	Change from Previous Year
1996	\$2,797.5	6.1%	\$191,026.0	7.7%
1997	\$2,865.5	2.4%	\$203,026.7	6.3%
1998	\$2,981.8	4.1%	\$217,206.9	7.0%
1999	\$3,217.3	7.9%	\$236,422.9	8.8%
2000	\$3,335.4	3.7%	\$252,179.8	6.7%
2001	\$3,362.3	0.8%	\$255,204.7	1.2%
2002	\$3,419.2	1.7%	\$252,910.9	-0.9%
2003	\$3,623.8	6.0%	\$266,335.7	5.3%
2004	\$3,834.4	5.8%	\$294,110.3	10.4%
2005	\$4,130.8	7.7%	\$327,787.6	11.5%
2006	\$4,236.9	2.6%	\$343,300.1	4.7%
2007	\$4,178.9	-1.4%	\$329,168.7	-4.1%

Note: Taxable sales in \$Millions of dollars.

Note: Tallahassee MSA includes Leon and Gadsden Counties (previous definition)

Source: Florida Department of Revenue

Figure 3-2
Annual Taxable Sales, Tallahassee MSA by Category (2004-2007)



Note: Tallahassee MSA includes Leon and Gadsden Counties (previous definition)

Source: Florida Department of Revenue

3.2 County to County Worker Flows

According to the 2000 Census, Leon County continues to be the employment center for the region. Ninety-five percent of employed Leon County residents work in Leon County. A different situation is evident in the neighboring counties of Gadsden, Wakulla and Jefferson (which along with Leon County comprise the Tallahassee MSA) wherein almost fifty percent of employed residents travel to Leon County for work. In both Wakulla and Jefferson counties, more residents commute to Leon County for work than work in their county of residence. This contrasts to the statewide average of 82.7% of residents who work in their county of residence.

Figure 3-3
Residence County by Workplace County (2000)

Residence County	Workplace County	2000 Count	2000 Percent
Leon County	Leon County	114,007	95.0%
Leon County	Gadsden County	1,937	1.6%
Leon County	Wakulla County	782	0.7%
Leon County	Other	3,284	2.7%
Gadsden County	Gadsden County	8,686	49.0%
Gadsden County	Leon County	8,232	46.4%
Gadsden County	Jackson County	165	0.9%
Gadsden County	Other	660	3.7%
Wakulla County	Leon County	5,764	55.0%
Wakulla County	Wakulla County	4,043	38.6%
Wakulla County	Franklin County	153	1.5%
Wakulla County	Other	515	4.9%
Jefferson County	Leon County	2,552	46.9%
Jefferson County	Jefferson County	2,351	43.2%
Jefferson County	Madison County	163	3.0%
Jefferson County	Other	379	6.9%

Source: U.S. Department of Commerce, Bureau of the Census 2000

3.3 Annual Visitor Trends

More than 2.4 million people (i.e. person visits) visited Leon County in 2007, down 5.6% from 2006. Total visitor spending in Leon County declined 14.4% in 2007 (compared with 2006 levels).

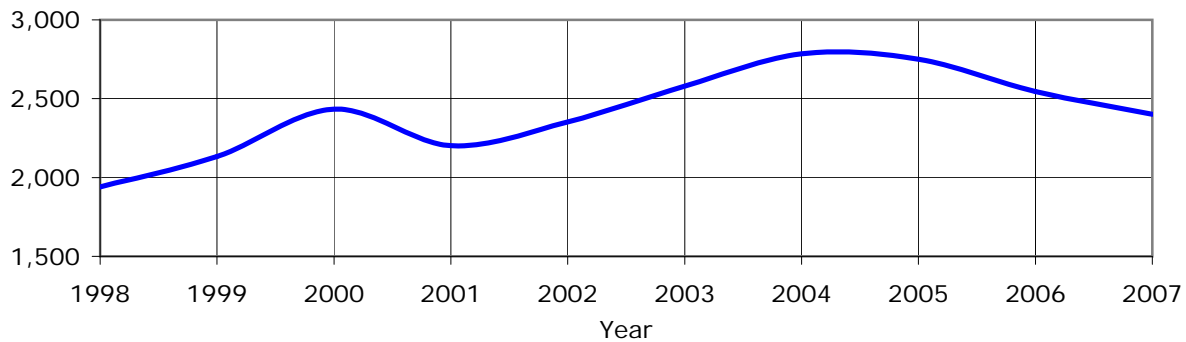
**Figure 3-4
Annual Visitor Trends-Person Visits (1998-2007)**

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Person Visits	1,940	2,133	2,433	2,203	2,352	2,579	2,784	2,751	2,545	2,402

Note: Data in Thousands

Sources: Dr. Mark A. Bonn, College of Business, Florida State University
Leon County Tourist Development Council

**Annual Visitor Trends (Person Visits in Thousands)
1998-2007**



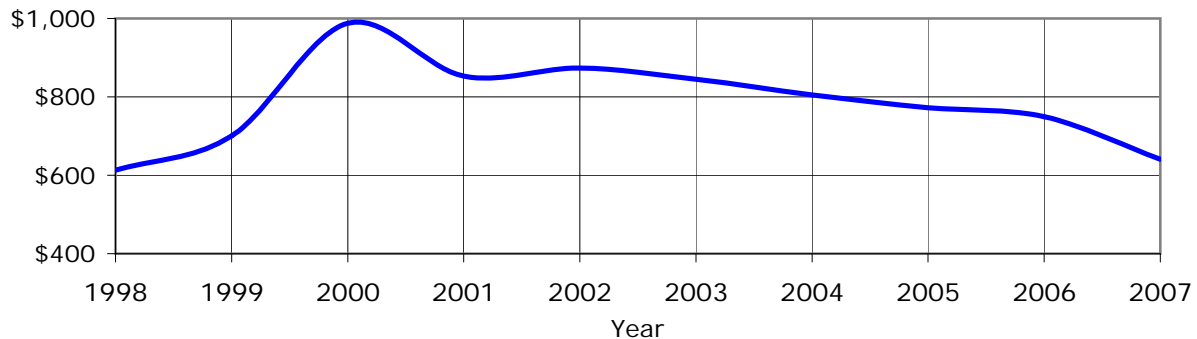
**Figure 3-5
Annual Visitor Trends-Annual Visitor Spending (1998-2007)**

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Visitor Spending	\$613	\$701	\$988	\$853	\$874	\$845	\$805	\$772	\$749	\$641

Note: Data in Millions

Sources: Dr. Mark A. Bonn, College of Business, Florida State University
Leon County Tourist Development Council

**Annual Visitor Trends (Visitor Spending in Millions)
1998-2007**



3.4 Florida Price Level Index

The Florida Price Level Index is a cross-sectional measure that compares the cost of living or relative wage levels among Florida's 67 counties and is not designed to measure inflation from one year to the next. The FPLI is used as a cost of living index to measure the relative costs of maintaining a given standard of living across Florida's counties. Thus, the relative costs of goods and services in the Tallahassee area have been below the State of Florida average in each of the past four years and have decreased in terms of relative costs in comparison with other Florida counties since 2004.

Figure 3-6
Florida Price Level Index (2004-2007)

County	2004	2005	2006	2007
Leon	99.46	97.58	94.40	94.33
Gadsden	96.84	95.01	91.91	91.84
Jefferson	96.57	94.75	91.66	91.59
Wakulla	96.90	95.07	91.97	91.90

Note: The Florida Price Level Index (FPLI) was established by the Florida Legislature as the basis for the District Cost Differential (DCD) in the Florida Education Finance Program. In this role, the FPLI is used to represent the costs of hiring equally qualified personnel across school districts. Referred to as the FPLI_SP, this index is more appropriate for comparing the costs of hiring equally qualified personnel to do identical jobs across locations at a given point in time. The FPLI_SP is constructed so that the population-weighted average is 100. In 2007, counties with index values above 100 contain 61.2% of the state's population.

Source: University of Florida, Bureau of Economic and Business Research

3.5 Gross Domestic Product by Metro. Area

In 2005, the Tallahassee Metropolitan Area's (MSA) gross domestic product was \$11.5 billion, up \$0.6 billion from 2004. The 363 US Metropolitan areas cover only 26% of the U.S. land area, yet account for nearly 90% of the nation's gross domestic product.

Figure 3-7
Gross Domestic Product by Metro. Area, US\$, Billions (2001-2005)

City	2001	2002	2003	2004	2005	2005 Share of Gross State Product	Avg. Annual Growth Rate, 2001-2005
Tampa	77.3	81.8	86.6	93.1	101.0	14.2%	4.3%
Orlando	63.9	68.2	73.8	80.4	89.4	12.5%	6.1%
Jacksonville	39.2	41.5	45.5	49.1	52.6	7.4%	4.4%
Pensacola	9.4	9.6	10.3	11.1	12.0	1.7%	2.7%
Tallahassee	9.2	9.6	10.1	10.9	11.5	1.6%	2.6%
Fort Walton Beach	5.5	6.6	7.4	8.3	9.0	1.3%	9.1%
Gainesville	6.3	6.5	6.8	7.5	8.2	1.2%	3.6%
Panama City	3.8	4.2	4.6	5.1	5.6	0.8%	6.8%

Source: U.S. Department of Commerce, Bureau of Economic Analysis

3.6 Consumer Price Index (CPI-U)

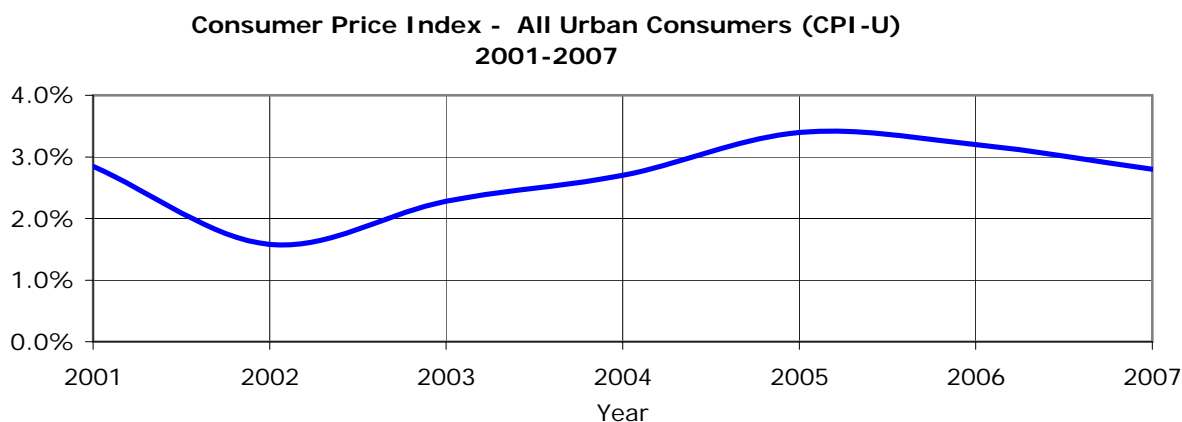
The Consumer Price Index for all Urban Consumers (Cost of Living Index) increased 2.8% in 2007, down from 3.2% in 2006.

Figure 3-8
Consumer Price Index for all Urban Consumers (CPI-U, 2001-2007)

	2001	2002	2003	2004	2005	2006	2007
U.S. City Average	177.1	179.9	184.0	188.9	195.3	201.6	207.342
% Change from Previous	2.8%	1.6%	2.3%	2.7%	3.4%	3.2%	2.8%

Source: U.S. Bureau of Labor Statistics

Figure 3-9
Annual Change in the Consumer Price Index (CPI-U, 2001-2007)



Source: U.S. Bureau of Labor Statistics

3.7 Airport Traffic Statistics

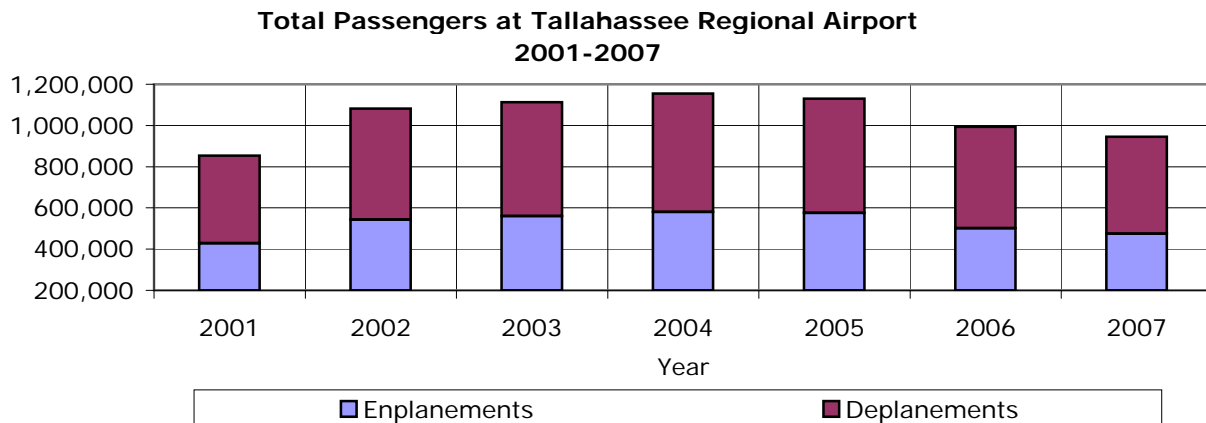
Passenger traffic at Tallahassee Regional Airport fell 4.9% in 2007 compared with 2006 levels marking a third straight annual decline in the number of total passengers

**Figure 3-10
Tallahassee Regional Airport Traffic Statistics (2001-2007)**

	2001	2002	2003	2004	2005	2006	2007
Enplanements	427,892	543,674	560,885	580,510	576,104	501,158	475,612
Deplanements	425,734	538,911	552,358	574,562	553,843	492,702	469,519
Total Passengers	853,626	1,082,585	1,113,243	1,155,072	1,129,947	993,860	945,131

Source: City of Tallahassee, Aviation Department

**Figure 3-11
Total Passengers at Tallahassee Regional Airport (2001-2007)**



Source: City of Tallahassee, Aviation Department

Section 4

Education

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4.1 Higher Education Institutions Enrollment

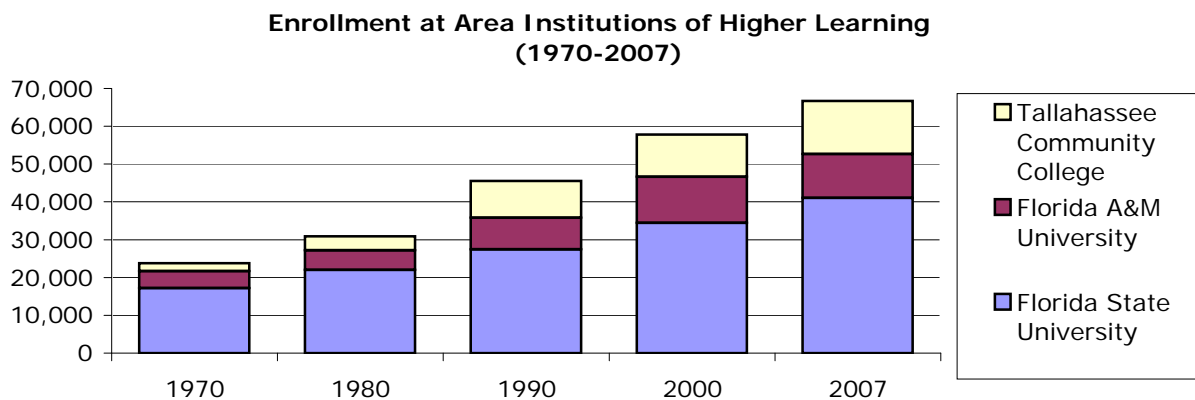
More than 66,000 students were enrolled in the fall semester 2007 at the three largest institutions for higher learning in Leon County. Total enrollment at the three schools has more than doubled since 1985.

Figure 4-1
Enrollment at area Institutions of Higher Learning (1960-2007)

Year	Florida State University	Florida A&M University	Tallahassee Community College	Total Enrollment
1960	9,019	2,961	---	11,980
1970	17,188	4,500	2,100	23,788
1980	21,965	5,246	3,663	30,874
1985	21,474	4,919	5,289	31,682
1990	27,427	8,411	9,679	45,517
1995	30,268	10,395	10,101	50,764
2000	34,485	12,161	11,207	57,853
2001	35,472	12,349	11,567	59,388
2002	36,720	12,468	11,968	61,156
2003	37,328	13,023	12,572	62,923
2004	38,886	13,070	12,784	64,740
2005	39,652	12,176	13,439	65,267
2006	40,474	11,913	13,526	65,913
2007	41,065	11,567	14,096	66,728

Source: Florida Department of Education, State of Florida Student Database Reports

Figure 4-2
Enrollment at Area Institutions of Higher Learning (1970-2007)



Source: Florida Department of Education, State of Florida Student Database Reports

4.2 Leon County Public Schools Statistics

Leon County public school enrollment continues to grow (up 18.8% since the 1990-91 school year). The dropout rate for grades 9-12 increased to 4.5% in the 2006-2007 school year, up from 2.6% the previous year.

Figure 4-3
Leon County Public School Enrollment, K-12 (1960-61-2007-08)

Year	Enrollment
1960-61	14,959
1970-71	20,182
1980-81	21,632
1985-86	23,445
1990-91	26,869
1995-96	30,348
2000-01	30,958
2001-02	30,920
2002-03	30,776
2003-04	31,037
2004-05	31,119
2005-06	31,474
2006-07	31,626
2007-08	31,908

Source: Leon County Public Schools, Program Monitoring & Evaluation Services

Figure 4-4
Leon County Public School Dropout Statistics, Grades 9-12 (1996-97-2006-07)

Year	Percent Dropout
1996-97	4.5%
1997-98	4.0%
1998-99	5.0%
1999-00	3.8%
2000-01	3.4%
2001-02	3.7%
2002-03	3.0%
2003-04	3.3%
2004-05	2.4%
2005-06	2.6%
2006-07	4.5%

Source: Leon County Public Schools, Program Monitoring & Evaluation Services

4.3 Leon County Public School Grades

Seventy percent of Leon County Public Schools received an A or B grade in the 2007-08 school year.

Figure 4-5
Leon County Public School Grades, K-12 (2002-03-2007-08)

School Name	2007-08 Grade	2006-07 Grade	2005-06 Grade	2004-05 Grade	2003-04 Grade	2002-03 Grade
Academy of Academics & Technology	C	P	F			
Amos P. Godby High School	C	D	D	D	D	C
Apalachee Elementary School	C	B	B	A	B	A
Astoria Park Elementary School	B	A	A	A	A	A
Augusta Raa Middle School	A	A	A	A	A	A
Belle Vue Middle School	D	D	C	C	C	C
Bond Elementary School	C	D		C	B	D
Buck Lake Elementary School	A	A	A	A	A	A
C.K. Steele-Leroy Collins Charter M.S.	C	C	A	A	C	D
Canopy Oaks Elementary School	A	A	A	A	A	A
Chaires Elementary School	B	A	A	A	A	A
Deerlake Middle School	A	A	A	A	A	A
Desoto Trail Elementary School	A	A	A	A	A	A
Elizabeth Cobb Middle School	A	A	A	A	A	A
Fairview Middle School	B	B	A	B	B	B
Fort Braden Elementary School	B	B	B	B	C	A
Frank Hartsfield Elementary School	A	B	B	B	B	A
Gilchrist Elementary School	A	A	A	A	A	A
Griffin Middle School	C	C	A	B	C	A
Hawks Rise Elementary School	A	A	A	A	A	A
James Rickards High School	C	C	C	D	C	C
John G. Riley Elementary School	B	C	B	C	C	B
Kate Sullivan Elementary School	A	A	A	A	A	A
Killlearn Lakes Elementary School	A	A	A	A	A	A
Lawton Chiles High School	A	B	A	B	B	A
Leon High School	A	B	A	B	B	A
Lillian Ruediger Elementary School	B	A	A	A	A	A
Lincoln High School	A	A	B	B	B	A
Oak Ridge Elementary School	C	C	C	D	C	C
Pineview Elementary School	A	C	A	B	A	B
R. Frank Nims Middle School	C	F	D	D	C	C
Roberts Elementary School	A	A	A	A	A	A
Sabal Palm Elementary School	C	B	A	C	C	A
Sail	A	B	B	B	B	A
Sealey Elementary School	A	A	A	B	A	A
Springwood Elementary School	C	B	A	A	A	A
Stars Middle School	C					
Swift Creek Middle School	A	A	A	A	A	A
The School of Arts & Sciences	A	A	A	A	A	A
Walter T. Moore Jr. Elementary School	A	A	B	A	A	A
Woodville Elementary School	D	C	B	B	B	B

Source: Florida Department of Education, Evaluation and Reporting

4.4 SAT and ACT Results

Students in the Leon County School District continued to score favorably in comparison with Florida and national averages in the SAT and ACT student assessment tests. The Leon County School District has scored the same or higher than the average for districts statewide every year in total ACT mean composite score and higher than the average for districts nationally seven of the past nine years.

Figure 4-6
SAT Mean Results, Total (2000-01-2006-07)

	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
Leon County School District	1,051	1,052	1,057	1,055	1,071	1,073	1,056
State Of Florida Average	997	995	996	998	996	993	993
U.S. Average	1,020	1,020	1,026	1,026	1,028	1,021	1,017

Note: This report summarizes results for Leon District's graduating seniors of 2006-07 who took the Scholastic Assessment Test-I: Reasoning Tests (SAT-I) at anytime during their high school years (usually as 11th or 12th graders) through March 2007. The SAT-I assesses critical reading and mathematical reasoning skills associated with successful academic performance in college and is reported on a point scale ranging from 200 to 800.

Source: Leon County Public Schools, Program Monitoring & Evaluation Services

Figure 4-7
ACT Mean Results, Total (2000-01-2006-07)

	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
Leon County School District	20.8	20.9	21.0	21.1	21.1	21.1	21.0
State Of Florida Average	20.4	20.4	20.5	20.5	20.4	20.3	19.9
U.S. Average	21.0	20.8	20.8	20.9	20.9	21.1	21.2

Note: This report summarizes results for Leon District's graduating seniors of 2006-07 who took the American College Testing (ACT) Program assessment during their junior and/or senior years. The ACT assesses skills related to predicting successful academic performance in college and is reported on a scale ranging from 1 to 36.

Source: Leon County Public Schools, Program Monitoring & Evaluation Services

Section 5

Community and Environment

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5.1 History of Tallahassee/Leon County

Leon County, originally part of Escambia County and later a part of Gadsden County, was created by the Territorial Legislature in 1824. Named for Ponce De Leon, Leon County was one of the most populous and prosperous counties in ante-bellum Florida.

Tallahassee, named for the "old fields" that it once encompassed, earned the title early in the 16th century from the Apalachee Indians who inhabited the area. Legend says that the final spelling was chosen by Octavia Walton, daughter of the territorial governor of Florida. Today, Tallahassee exemplifies not only the influence of the Indian, but also that of the Spanish, French and English who occupied the area in succession.

The City of Tallahassee, the county seat and only incorporated city in Leon County, was established in 1825, following a decision by the legislature to locate the capital of the new Florida Territory midway between the population centers of St. Augustine and Pensacola.

The following outline represents a brief historical sketch of the area:

500- 1528 Apalachee Indians flourish in the area, settling into villages and displaying a flair for agriculture, trading and pottery.

1528 An expedition under Panfilo de Narvaez become the first Europeans to come into contact with the local Indians.

1539 The Hernando de Soto expedition winters in an area that is within one mile of the present Capitol building and celebrates the first Christmas in Tallahassee.

1528-1607 Contact with Spanish invaders decimates the Apalachee population through disease and warfare.

1607 Apalachee Indians ask the Spanish Governor to send missionaries into the area.

1633 The Spanish establish a mission chain from St. Augustine to Tallahassee (Fort San Luis).

1704 Spanish missions are destroyed by combined Creek Indians and British forces; Apalachee Indians leave the area.

1725 Creek Indians enter the area from Georgia and Alabama. These and other Indians in the area later become known as Seminoles (runaways).

1763 The Tallahassee area becomes a British possession when Spain cedes Florida to England in exchange for Cuba.

1783 Spain regains possession of Florida.

1818 General Andrew Jackson invades Florida and drives the Seminole Indians from Leon County.

1819 Florida is ceded by Spain to the United States.

1822 The Territory of Florida is created by an act of Congress.

5.1 History of Tallahassee/Leon County

1824 Leon County is created by the Territorial Legislature with Tallahassee as the County seat and State Capital. The first land survey of the area is made. The City of Tallahassee was incorporated the following year.

1834 The Tallahassee-St. Marks railroad is constructed (reported to be the third oldest railroad in the United States).

1845 Florida becomes the 27th State.

1853 The West Florida Seminary is established; it later becomes the Florida State College for Women; today it is the Florida State University.

1861 Florida secedes from the Union.

1865 Federal troops are repelled at the battle of Natural Bridge in southeast Leon County, leaving Tallahassee as the only Confederate capital east of the Mississippi River not captured during the Civil War.

1887 The Florida Agricultural and Mechanical University is established.

1919 The Legislature passes a new city charter for Tallahassee, authorizing a Commission-Manager form of government.

1931 The Lively Vocational Technical School is established.

1966 The Tallahassee Community College is established.

1997 Tallahassee citizens select their first directly-elected Mayor since 1919, replacing the system of yearly rotation among the City Commissioners.

2002 The citizens of Leon County voted to make Leon County a Home Rule Charter County. The charter provides citizens more direct participation in county government.

5.2 Tallahassee's History of Annexations

The City of Tallahassee has had a long history of annexation activity as a means of achieving growth. During its first 150 years, Tallahassee expanded from one-quarter of a mile in size to 28.18 square miles by 1980. Since 1980, the City has witnessed a tremendous increase in annexation activity with nearly 75 additional square miles having been added during this time, swelling the size of Tallahassee to 103.05 square miles as of December 31, 2007. Many of the annexations in the early 1980's were accomplished through a double-referendum process that required the approval of City voters. Since 1985 the vast majority of the City's annexations have been achieved through a voluntary process where the owners of properties petition for inclusion into the City.

Figure 5-1
Tallahassee's History of Annexations (1927-2007)

Year	Beginning Size (Square Miles)	Area Increase (Square Miles)	Ending Size (Square Miles)
1927 - 1959	2.30	12.18	14.48
1960 - 1979	14.48	13.70	28.18
1980 - 1984	28.18	26.79	54.97
1985 - 1989	54.97	7.25	62.22
1990 - 1994	62.22	19.64	81.86
1995	81.86	1.82	83.68
1996	83.68	10.29	93.97
1997	93.91	2.04	96.01
1998	96.01	0.57	96.58
1999	96.58	1.63	98.21
2000	98.21	0.29	98.50
2001	98.50	2.56	101.06
2002	101.06	0.38	101.44
2003	101.44	0.46	101.90
2004	101.90	0.10	102.00
2005	102.00	0.67	102.67
2006	102.67	0.30	102.97
2007	102.97	0.08	103.05

Source: City of Tallahassee, Public Works Department, Engineering

5.3 Climate

Tallahassee has a mild, moist climate characteristic of the Gulf States, experiencing a subtropical summer similar to the rest of Florida. In contrast to the Florida peninsula, Northwest Florida of which Tallahassee is a part, experiences four seasons. Prevailing winds average 6.2 miles per hour and are from a southerly direction in the spring and summer, then shift toward a more northerly direction later in the year.

Figure 5-2
Climactic Data for the Tallahassee Area

Month	Avg. High Temperature (Fahrenheit)	Avg. Low Temperature (Fahrenheit)	Avg. Days Above 90 degrees (Fahrenheit)	Avg. Days Below 32 degrees (Fahrenheit)	Avg. Number of Days With Rain	Avg. Rainfall (Inches)
January	64	40	0	10	9	5.4
February	67	42	0	7	8	4.6
March	74	48	0	2	8	6.5
April	80	53	1	3	6	3.6
May	87	62	9	0	8	5.0
June	91	70	19	0	13	6.9
July	92	73	23	0	16	8.0
August	92	73	22	0	14	7.0
September	89	69	15	0	9	5.0
October	81	57	2	0	5	3.3
November	73	48	0	3	6	3.9
December	66	42	0	9	8	4.1
Annual	79.5	56.3	91	34	110	63.2

Source: National Climatic Data Center

5.4 Public Safety

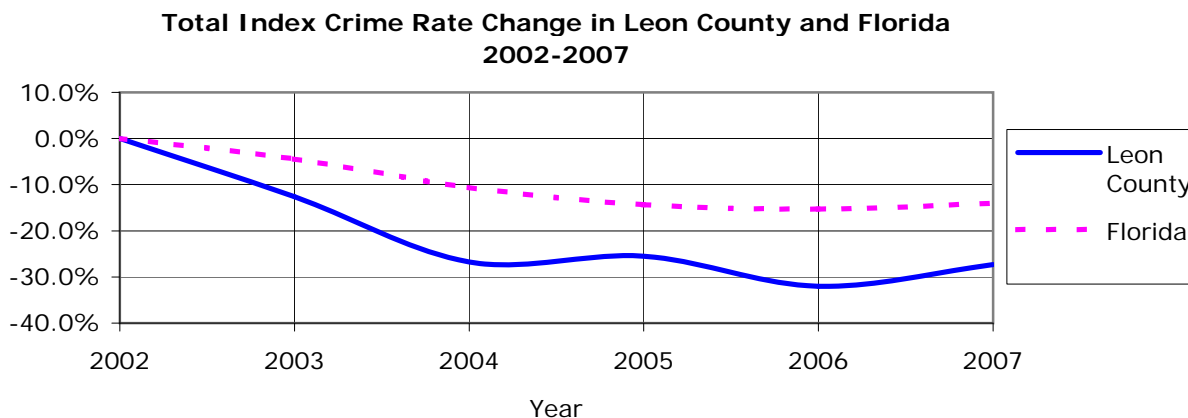
From 2002 to 2007, Leon County experienced a considerable annual decline in total index crimes (violent crimes and property crimes), down 5.5% annually compared with 2.8% for the state. The index rate (per 100,000 residents) for violent crimes in Leon County increased slightly in 2007 due to an increase in robberies (529 in 2006 vs. 654 in 2007) and property crime rates increased slightly primarily due to an increase in burglaries (3,076 in 2006 vs. 3,421 in 2007).

Figure 5-3
Leon County Crime Rates, Rate per 100,000 Residents (2002-2007)

Type of Crime	2002	2003	2004	2005	2006	2007	Avg. Annual Rate Change (2002-2007)
Violent Crimes	846.2	736.6	756.4	781.6	776.5	815.7	-0.7%
Murder	3.6	3.1	4.9	4.1	3.7	1.8	-13.9%
Forcible Sex Offenses	109.3	108.8	114.4	103.3	101.7	102.6	-1.3%
Robbery	187.1	158.1	148.2	170.0	194.1	239.7	5.0%
Aggravated Assault	546.3	466.5	488.5	504.2	477.1	471.6	-2.9%
Property Crime	5,516.1	4,871.2	4,112.2	4,149.6	3,842.2	4,026.1	-6.3%
Burglary	1,367.1	1,228.2	1,368.3	1,248.6	1,128.8	1,253.6	-1.7%
Larceny	3,730.1	3,280.2	2,355.9	2,555.8	2,427.9	2,482.6	-8.1%
Motor Vehicle Theft	418.9	362.8	388.0	345.2	285.5	289.9	-7.4%
Index Rate (per 100,000)	6,362.3	5,607.8	4,868.6	4,931.2	4,618.8	4,841.8	-5.5%

Source: Florida Statistical Analysis Center, Florida Department of Law Enforcement

Figure 5-4
Total Index Crime Rate Change in Leon County and Florida (2002-2007)



Note: Index Rate is per 100,000 population

Source: Florida Statistical Analysis Center, Florida Department of Law Enforcement

5.5 Local Government

Since 1919 the City of Tallahassee has operated under a Commission-Manager form of government. The Mayor and four Commissioners are elected at-large for staggered four-year terms with elections for two commission seats being held every other year. The City Commission appoints four officers to administer the duties of the city: City Manager, City Treasurer-Clerk, City Auditor, and City Attorney. The County is guided by an elected seven-member Board of County Commissioners, five of whom are elected to serve specific commission districts and two members are elected at-large. Each Commissioner is elected to a four-year term with the position of Chairperson selected annually on a rotating basis. The County Administrator is appointed by the Board to oversee all functions, directives and policies. The County Administrator administers all county offices not governed by elected County officials. Elected County officials include the Sheriff, Property Appraiser, Clerk of the Court, Supervisor of Elections and Tax Collector.

Figure 5-5
Property Tax Rate (2007)

Taxing Authority	Millage Rate	Where Tax is Applied
Leon County Commission		
General Property Tax	7.2130	Anywhere in Leon County
County Health MSTU	0.0000	Anywhere in Leon County
County EMS MSTU	0.5000	Anywhere in Leon County
Leon County School Board		
State Law	4.7260	Anywhere in Leon County
Local Board	2.7190	Anywhere in Leon County
School Bond	0.4770	Anywhere in Leon County
Tallahassee City Commission	3.1686	Within City Limits Only
NW Florida Water Mgmt. District	0.0450	Anywhere in Leon County
Downtown Improvement Authority	1.0000	In the Downtown Area Only
Inside City Limits Total	18.8486	
Outside City Limits Total	15.6800	
Downtown Improvement Area	19.8486	

Source: Leon County Property Appraiser

Section 6

Residential and Commercial Development

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6.1 Residential Development

Residential building permits issued in Leon County declined sharply again in 2007 after near record totals just two years ago (2005). The number of detached single-family home permits fell 18%, attached single-family (townhomes) permits remained level while multi-family permits rebounded (up 58%) in comparison with 2006 levels. The year 2007 saw the fewest permits issued in a year in Leon County for new construction of single-family units (detached and attached) since 1985 and the fewest single-family detached permits issued in a year in twenty-five years (1982).

Figure 6-1
Residential Building Permits Issued By Type in Leon County
(1985-2007)

Year	Detached Single- Family	Attached Single- Family	Multi-Family	Constructed Units Permitted	Mobile Homes*	Total Housing Units Permitted
1985	992	97	54	1,143	540	1,683
1986	1,271	286	280	1,837	661	2,498
1987	1,366	375	860	2,601	611	3,212
1988	1,439	363	781	2,583	540	3,123
1989	1,743	410	1,261	3,414	658	4,072
1990	1,346	393	1,136	2,875	542	3,417
1991	1,215	152	298	1,665	480	2,145
1992	1,359	284	441	2,084	480	2,564
1993	1,373	269	381	2,023	530	2,553
1994	1,437	188	476	2,101	556	2,657
1995	1,261	302	1,268	2,831	716	3,547
1996	1,256	257	441	1,954	584	2,538
1997	1,109	259	837	2,205	649	2,854
1998	1,012	166	534	1,712	606	2,318
1999	1,245	162	654	2,061	443	2,504
2000	1,154	123	782	2,059	430	2,489
2001	1,127	258	962	2,347	349	2,696
2002	1,436	97	1,375	2,908	259	3,167
2003	1,456	254	1,197	2,907	306	3,213
2004	1,276	184	1,492	2,952	239	3,191
2005	1,552	392	1,411	3,355	152	3,507
2006	926	354	659	1,939	132	2,071
2007	756	357	1,041	2,154	175	2,329

*Mobile home figures do not include permits issued within mobile home parks

Sources: Permit Enforcement Tracking System, Leon County Department of Growth and Environmental Management, City of Tallahassee Growth Management Department

6.2 Housing Unit Inventory/Vacancy Rates

There are an estimated 118,753 residential housing units in Leon County as of 2007, two-thirds located within the Tallahassee City Limits and one-third in unincorporated Leon County.

Figure 6-2
Housing Unit Inventory (1970-2035)

Year	Unincorporated Leon		Leon County
	City of Tallahassee	County	
1970	23,236	9,337	32,573
1980	33,677	25,543	59,220
1990	55,221	26,104	81,325
2000	68,417	35,557	103,974
2007	80,138	38,615	118,753
2010	81,987	39,509	121,496
2015	87,256	42,111	129,367
2020	91,662	44,272	135,934
2025	95,932	46,394	142,326
2030	99,929	48,355	148,284
2035	103,518	50,156	153,674

Sources: U.S. Department of Commerce, Bureau of the Census (1970-2000),
Tallahassee-Leon County Planning Department (2007-2035)

Figure 6-3
Residential Vacancy Rates (1970-2000)

Year	Unincorporated Leon		Leon County
	City of Tallahassee	County	
1970	5.0%	4.2%	4.7%
1980	8.5%	8.9%	8.6%
1990	8.7%	6.6%	8.0%
2000	7.6%	6.3%	7.2%

Note: Vacancy rates are as of April 1st of each year for all housing types

Source: U.S. Department of Commerce, Bureau of the Census

6.3 Commercial Development

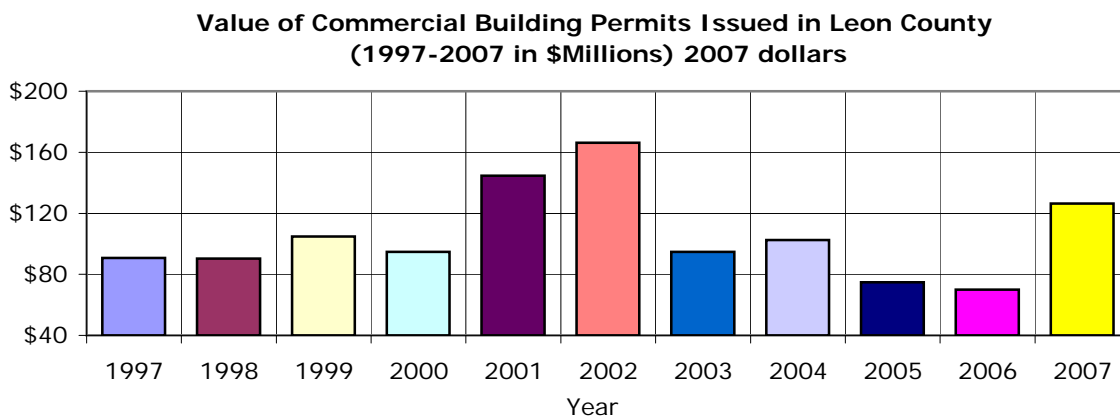
The value of commercial permits issued in 2007 was nearly double 2006 levels. A large contributor to the variability in commercial permit values over the past decade has been the annual presence (or absence) of large retail projects and/or new/expanded medical facilities. The two largest commercial permits (by valuation of the permit) issued in 2007 were for retail buildings within Fallschase: \$10 million for a 217,226 sq. ft. Super Walmart and \$9 million for a 151,127 sq. ft. Costco Wholesale. Two other large retail permits issued (\$6 million each) were for two Kohl's Department Stores (101,576 sq. ft. and 96,264 sq. ft.). There were five hotel buildings permitted in 2007 totaling 455 rooms. These projects include: (2) 121 room Value Place Hotels, (2) Country Inn & Suites (60 and 65 rooms) and an 88 room Springhill Suites.

Figure 6-4
Commercial Building Permits Issued in Leon County (1997-2007)

Year	Number of Permits	Value of Permits (\$Millions)	Permit Value in 2007 Dollars (\$Millions)
1997	115	\$70.2	\$90.7
1998	145	\$71.1	\$90.4
1999	144	\$84.3	\$104.9
2000	119	\$78.7	\$94.7
2001	140	\$123.5	\$144.6
2002	129	\$144.3	\$166.3
2003	104	\$84.1	\$94.7
2004	106	\$93.4	\$102.5
2005	98	\$70.5	\$74.8
2006	109	\$68.0	\$69.9
2007	83	\$126.4	\$126.4

Sources: Permit Enforcement Tracking System, Leon County Department of Growth and Environmental Management, City of Tallahassee Growth Management Department

Figure 6-5
Value of Commercial Building Permits Issued (1997-2007)



Sources: Permit Enforcement Tracking System, Leon County Department of Growth and Environmental Management, City of Tallahassee Growth Management Department

6.4 Urban Service Area Development

The principal growth management strategy of the Tallahassee-Leon County Comprehensive Plan is the Urban Service Area (USA) concept. At approximately 161 square miles, the USA is the compact area in which urban infrastructure is presently available or anticipated to be furnished within the planning horizon, which is the year 2020. The USA includes the City of Tallahassee, its urban environs, and the surrounding area. The percentage of new residential development occurring within the USA in 2007 was 87.7%, up from 83.1% in 2006. All commercial construction projects permitted in 2007 were permitted within the USA.

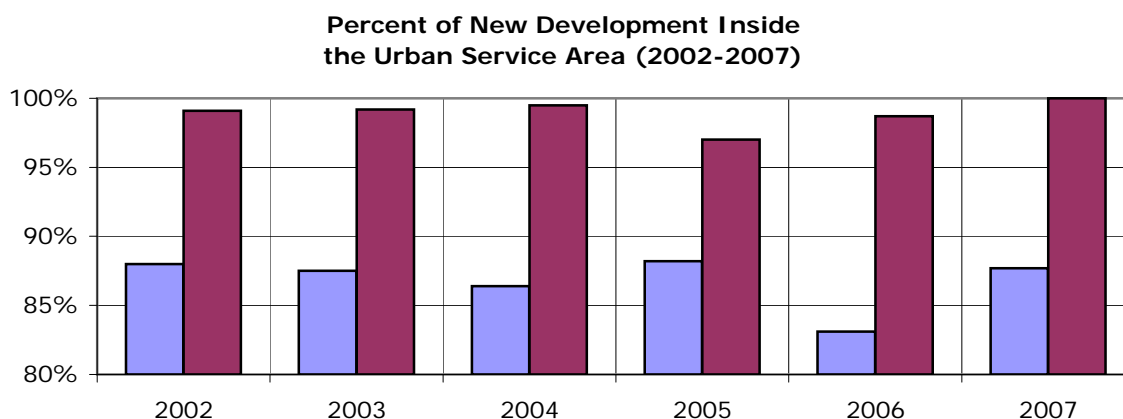
Figure 6-6
Percent of New Development Inside the Urban Service Area*

Year	Residential	Commercial
2002	88.0%	99.1%
2003	87.5%	99.2%
2004	86.4%	99.5%
2005	88.2%	97.0%
2006	83.1%	98.7%
2007	87.7%	100.0%

Note: Residential Development measured in units constructed, commercial development, sq. ft. constructed. Mobile home units permitted within mobile home parks are not included in residential unit totals.

Sources: Permit Enforcement Tracking System, Leon County Department of Growth and Environmental Management, City of Tallahassee Growth Management Department

Figure 6-7
New Development Inside the Urban Service Area (2002-2007)



Sources: Permit Enforcement Tracking System, Leon County Department of Growth and Environmental Management, City of Tallahassee Growth Management Department

6.5 Office Market Summary

The total Tallahassee/Leon County office market consists of approximately 7 million square feet of privately owned office space. In addition, the State of Florida owns and occupies approximately 4.5 million square feet. The overall office vacancy rate in Leon County increased in 2008 to 9.7% (from 7.6% in 2007).

Figure 6-8
Office Market Survey (First Quarter 2008)

Market	Number of Properties	Square Feet Surveyed	Square Feet Vacant	Percent Vacant	Asking Rents*
Downtown	18	1,106,775	109,512	9.9%	\$16.00-\$28.00**
Northeast	61	1,725,327	212,824	12.3%	\$14.00-\$25.00
Northwest/West	21	1,333,784	100,836	7.6%	\$12.00-\$19.50
Southeast	31	2,720,917	247,232	9.1%	\$12.00-\$21.00
Total	131	6,886,803	670,404	9.7%	\$11.00-\$28.00

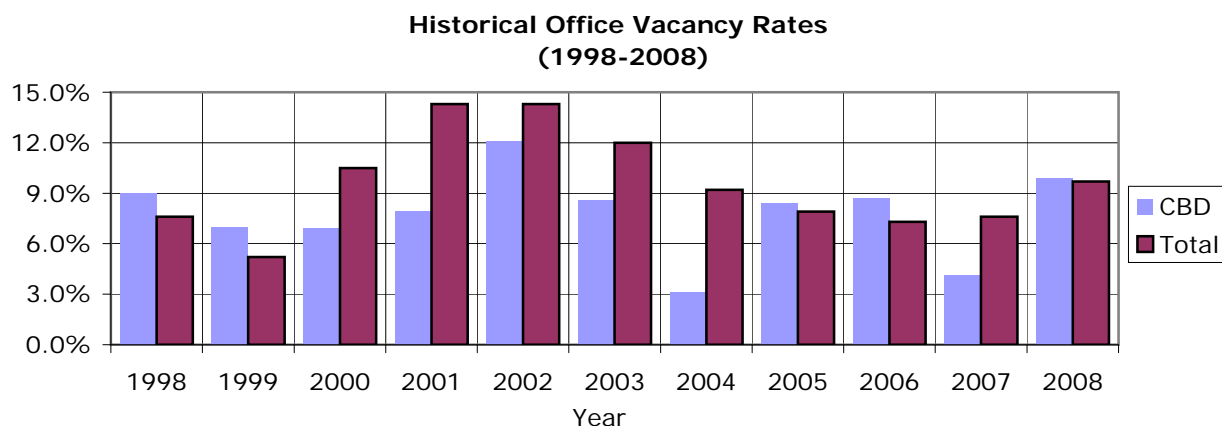
*All rents adjusted to full service (operating expenses include utilities and janitorial)

**Downtown CBD (Central Business District)

Note: Survey consists of buildings 10,000 sq. ft. and larger.

Source: Coldwell Banker Hartung and Noblin, Inc.

Figure 6-9
Historical Office Vacancy Rates (1998-2008)



Source: Coldwell Banker Hartung and Noblin, Inc.

6.6 Retail Market Summary

The Tallahassee retail market consists of approximately 6.1 million square feet of retail space (shopping centers 45,000 sq. ft. or greater). The northeast and southeast markets are the largest markets by square footage and have the highest asking lease rates outside of the regional malls.

**Figure 6-10
Retail Market Survey (2008)**

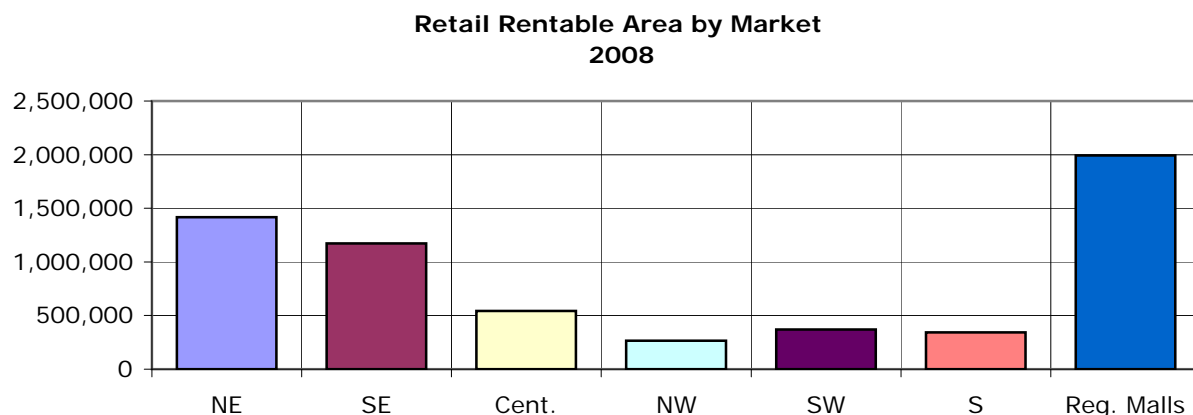
Market	Rentable Area (Sq. Ft.)	Average Asking Lease Rates Range (Sq. Ft./Year)	Vacancy Rate
Northeast	1,417,655	\$17.00 - \$19.00	10.0% - 12.0%
Southeast	1,171,248	\$16.00 - \$18.00	8.0% - 10.0%
Central	544,442	\$12.00 - \$14.00	4.0% - 6.0%
Northwest	265,509	\$12.00 - \$14.00	18.0% - 20.0%
Southwest	369,459	\$16.00 - \$18.00	<2.0%
South	344,248	\$11.00 - \$13.00	6.0% - 8.0%
Regional Malls	1,993,409	\$17.00 - \$19.00	14.0% - 16.0%
Total Market	6,105,970	\$14.00 - \$16.00	9.0% - 11.0%

Note: Survey only includes buildings 45,000 sq. ft. and larger.

Note: Survey includes retail shopping centers, town centers, regional malls and big box stores of all classes, whether multi-tenant or single tenant buildings, including owner occupied buildings.

*Source: Southland Commercial 2008 Retail Survey, Southland Commercial
www.southlandcommercial.com*

**Figure 6-11
Retail Rentable Area by Market (2008)**



*Source: Southland Commercial 2008 Retail Survey, Southland Commercial
www.southlandcommercial.com*

6.7 Apartment Market Summary

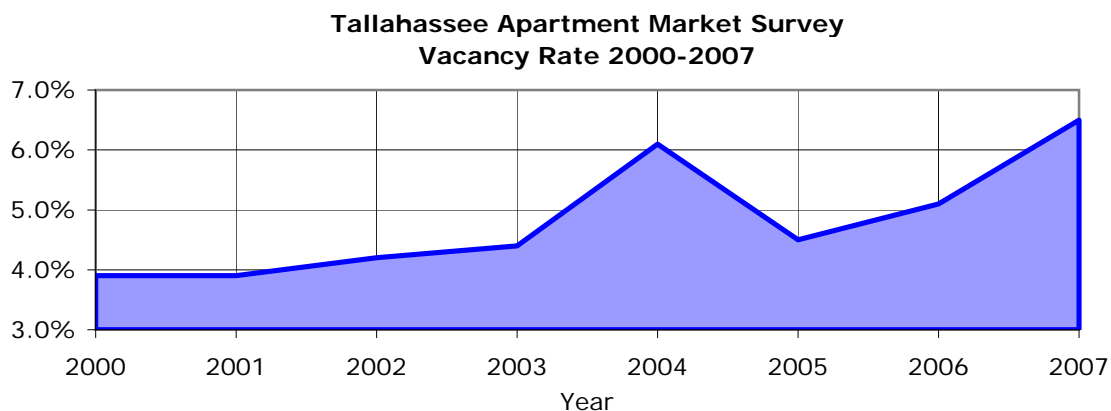
The apartment vacancy rate in Tallahassee increased from 5.1% in September 2006 to 6.5% in September 2007. The average monthly rent now approaches \$900 with the average one bedroom renting for between \$600 and \$650 per month and the average four bedroom renting for between \$1,600 and \$1,700 per month.

Figure 6-12
Apartment Market Survey (2000-2007)

	Sept. 2000	Sept. 2001	Sept. 2002	Sept. 2003	Sept. 2004	Sept. 2005	Sept. 2006	Sept. 2007
Total Units Surveyed	15,927	15,775	16,433	17,401	18,206	18,000	18,560	17,722
Vacant Units	628	608	695	764	1,102	817	943	1,149
Vacancy Rate	3.9%	3.9%	4.2%	4.4%	6.1%	4.5%	5.1%	6.5%
Average Sq. Ft. Range	850- 900	850- 900	900- 950	950- 1,000	950- 1,000	1,000- 1,050	950- 1,000	950- 1,000
Average Rent per Month Range	\$550- \$600	\$600- \$650	\$700- \$750	\$750- \$800	\$750- \$800	\$800- \$850	\$850- \$900	\$850- \$900

*Note: Survey includes communities with 40 or more units, public and Section 8 housing is excluded
Thirteen communities that fit the above criteria, approx. 1,000 units that did not participate in the survey.
Source: Real Data, 2007 Tallahassee Apartment Index, www.apindex.com, October 2007*

Figure 6-13
Apartment Market Vacancy Rate (2000-2007)



Source: Real Data, 2007 Tallahassee Apartment Index, www.apindex.com, October 2007

6.8 Industrial Market Summary

The overall industrial vacancy rate in Leon County was 10.9% in 2008, up from 7.8% in 2006 according to a Coldwell Banker Hartung and Noblin, Inc. survey of major industrial areas within Leon County conducted in June 2008. Approximately 60% of the total industrial space and 75% of the total vacant space located within major industrial areas is located in the Northwest.

Figure 6-14
Industrial Market Survey (June 2008)

Market	Park/Area	Number of Buildings	Total Square Feet	Total Square Feet Available	Vacancy Rate
Northwest	Tallahassee Industrial Park	74	1,237,950	98,150	7.9%
	Commonwealth Center	12	658,530	59,400	9.0%
	Lakewood Business Park	50	557,530	112,600	20.2%
	Northwest Passage	13	155,075	15,500	10.0%
	Huntley Park	4	70,000	49,500	70.7%
	The Heritage	4	62,000	31,200	50.3%
	Capital Oaks Commerce	5	46,880	0	0.0%
	Oak Valley Warehouse	4	35,451	26,800	75.6%
	Northwest Commons	2	33,000	14,500	43.9%
	Tower Corners	3	26,800	12,900	48.1%
	Bainbridge Oaks	3	21,000	4,000	19.0%
NORTHWEST TOTAL		174	2,904,216	424,550	14.6%
Southwest	Yulee Industrial Park	28	788,940	0	0.0%
	Hamilton Park	11	278,550	37,500	13.5%
	Airport Industrial Park	17	144,300	5,000	3.5%
	Southwest Industrial Park	4	120,000	0	0.0%
	SOUTHWEST TOTAL		60	1,331,790	42,500
East	Industrial Plaza	26	405,400	15,000	3.7%
	Weems Industrial	9	101,060	0	0.0%
	EAST TOTAL		35	506,460	15,000
South	Four Points	11	173,100	47,100	27.2%
	Palmer Industrial	8	88,000	17,900	20.3%
	SOUTH TOTAL		19	261,100	65,000
TOTAL LEON COUNTY		288	5,003,566	547,050	10.9%

Note: Survey is focused on major industrial areas of Leon County and does not include all warehouse product.

Source: Coldwell Banker Hartung and Noblin, Inc.

6.9 Median Residential Sale Prices

The median sales price of a detached single-family home in Leon County increased \$95,250 (68%) between the first quarter 2003 and fourth quarter 2007. During the same period, the median sales price of condominiums increased 67% while the median sales prices for townhouses increased 56%.

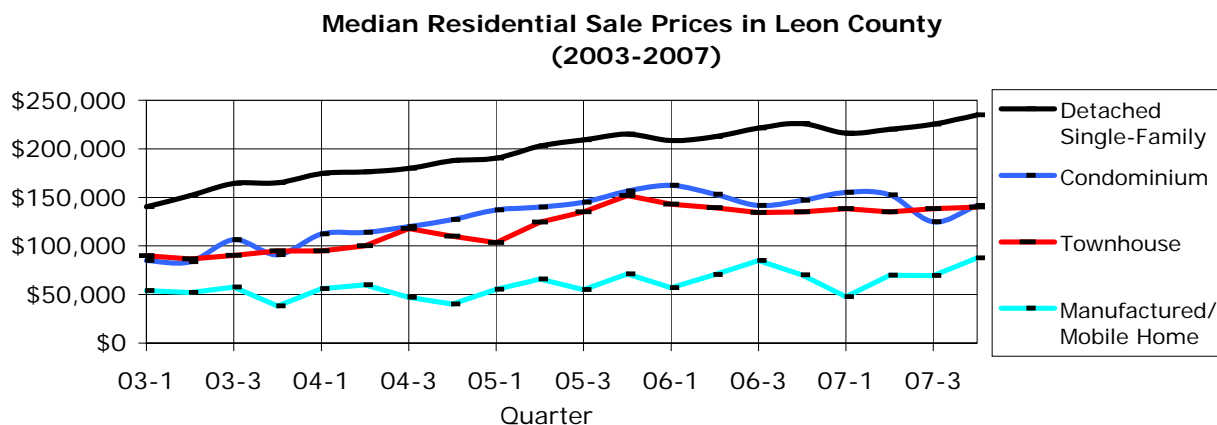
Figure 6-15
Median Residential Sale Prices in Leon County (2003-2007)

Quarter	Detached Single-Family	Condominium	Townhouse	Manufactured/Mobile Home
2003-1	\$140,250	\$84,900	\$90,000	\$54,000
2003-2	\$151,950	\$83,500	\$86,700	\$51,900
2003-3	\$164,500	\$106,500	\$90,104	\$57,500
2003-4	\$165,000	\$91,000	\$95,000	\$38,250
2004-1	\$174,661	\$112,400	\$94,800	\$56,000
2004-2	\$176,200	\$114,100	\$100,000	\$60,000
2004-3	\$179,900	\$120,000	\$118,000	\$46,950
2004-4	\$187,790	\$126,995	\$110,000	\$40,075
2005-1	\$190,450	\$136,945	\$103,450	\$55,500
2005-2	\$202,900	\$140,000	\$124,650	\$66,000
2005-3	\$209,000	\$144,900	\$135,000	\$55,000
2005-4	\$215,000	\$156,450	\$152,000	\$71,000
2006-1	\$208,500	\$162,500	\$142,900	\$57,000
2006-2	\$212,500	\$153,000	\$139,450	\$70,500
2006-3	\$221,230	\$141,750	\$134,500	\$85,000
2006-4	\$225,837	\$146,900	\$135,000	\$70,000
2007-1	\$216,000	\$155,000	\$138,500	\$47,800
2007-2	\$219,900	\$152,500	\$135,000	\$69,900
2007-3	\$225,450	\$124,900	\$138,250	\$69,450
2007-4	\$235,000	\$141,750	\$140,000	\$87,750

Note: MLS Closed Sales includes only homes sold in Leon County by a Realtor in MLS

Source: Tallahassee Board of Realtors, Market Trends & Research

Figure 6-16
Median Residential Sale Prices in Leon County (2003-2007)



Note: MLS Closed Sales includes only homes sold in Leon County by a Realtor in MLS

Source: Tallahassee Board of Realtors, Market Trends & Research