

**TALLAHASSEE-LEON COUNTY PLANNING DEPARTMENT**  
**2009 Statistical Digest**  
**September 2009**

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## Section 1

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# Demographics

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### Topics

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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 1.7% per year, slightly lower than the rate observed in the decade of the 1990s.

**Figure 1-1  
Population Estimates (1930-2008)**

| <b>Year</b> | <b>City of Tallahassee</b> | <b>Unincorporated Leon County</b> | <b>Leon County</b> |
|-------------|----------------------------|-----------------------------------|--------------------|
| 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            |
| 2008        | 177,852                    | 97,040                            | 274,892            |

Sources: U.S. Department of Commerce, Bureau of the Census (1930-2000); University of Florida, Bureau of Economic and Business Research (2008 estimate)

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

| <b>Year</b> | <b>City of Tallahassee</b> | <b>Unincorporated Leon County</b> | <b>Leon County</b> |
|-------------|----------------------------|-----------------------------------|--------------------|
| 2010        | 178,500                    | 97,300                            | 275,800            |
| 2015        | 187,100                    | 100,400                           | 287,500            |
| 2020        | 197,300                    | 104,200                           | 301,500            |
| 2025        | 207,100                    | 107,800                           | 314,900            |
| 2030        | 216,200                    | 111,100                           | 327,300            |
| 2035        | 224,600                    | 114,200                           | 338,800            |

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 2010-2035 projections assuming continued annexations and share of population growth captured by the City between 1998 and 2008 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 (inclusive of Southwood) increased nearly 10% per year between 2000 and 2008. Three other census tracts are estimated to have grown 4% or more annually.

**Figure 1-3**  
**Population Estimates by Census Tract, Percent Growth (2000-2008)**

| Census Tract* | Total Population 2000 Census | Estimated Pop. Growth 2000-2008 | Total Pop. 2008 Estimate | Est. Annual Growth by Census Tract 2000-2008 |
|---------------|------------------------------|---------------------------------|--------------------------|--|
| 26.01         | 2,998                        | 2,986                           | 5,984                    | 9.9%   |
| 18.02         | 3,466                        | 1,264                           | 4,730                    | 4.4%   |
| 25.04         | 7,517                        | 2,524                           | 10,041                   | 4.1%   |
| 23.04         | 2,494                        | 800                             | 3,294                    | 4.0%   |
| 24.07         | 7,228                        | 2,196                           | 9,424                    | 3.8%   |
| 16.01         | 4,022                        | 1,055                           | 5,077                    | 3.3%   |
| 21.02         | 7,557                        | 1,928                           | 9,485                    | 3.2%   |
| 25.05         | 4,719                        | 1,093                           | 5,812                    | 3.0%   |
| 24.05         | 10,090                       | 2,321                           | 12,411                   | 3.0%   |
| 25.06         | 6,664                        | 1,502                           | 8,166                    | 2.9%   |
| 18.01         | 3,643                        | 811                             | 4,454                    | 2.9%   |
| 12            | 1,030                        | 210                             | 1,240                    | 2.6%   |
| 10.02         | 1,752                        | 310                             | 2,062                    | 2.3%   |
| 25.02         | 9,654                        | 1,696                           | 11,350                   | 2.3%   |
| 20.02         | 7,912                        | 1,307                           | 9,219                    | 2.2%   |
| 22.03         | 7,594                        | 1,198                           | 8,792                    | 2.1%   |
| 26.02         | 7,425                        | 1,085                           | 8,510                    | 1.9%   |
| 11.02         | 2,070                        | 294                             | 2,364                    | 1.9%   |
| 9.01          | 6,849                        | 951                             | 7,800                    | 1.9%   |
| 13            | 2,591                        | 352                             | 2,943                    | 1.8%   |
| 21.01         | 3,847                        | 500                             | 4,347                    | 1.7%   |
| 6             | 2,900                        | 363                             | 3,263                    | 1.7%   |
| 23.03         | 3,291                        | 405                             | 3,696                    | 1.7%   |
| 10.01         | 2,324                        | 274                             | 2,598                    | 1.6%   |
| 27            | 9,409                        | 1,054                           | 10,463                   | 1.5%   |
| 4             | 2,940                        | 329                             | 3,269                    | 1.5%   |
| 5             | 4,569                        | 504                             | 5,073                    | 1.5%   |
| 15            | 4,041                        | 444                             | 4,485                    | 1.5%   |
| 20.01         | 7,392                        | 800                             | 8,192                    | 1.5%   |
| 22.01         | 5,220                        | 554                             | 5,774                    | 1.4%   |
| 11.01         | 2,885                        | 276                             | 3,161                    | 1.3%   |
| 24.03         | 2,737                        | 253                             | 2,990                    | 1.3%   |
| 19            | 7,070                        | 557                             | 7,627                    | 1.1%   |
| 3.03          | 3,275                        | 251                             | 3,526                    | 1.1%   |
| 23.02         | 3,409                        | 242                             | 3,651                    | 1.0%   |
| 16.02         | 3,064                        | 201                             | 3,265                    | 0.9%   |
| 14            | 6,870                        | 444                             | 7,314                    | 0.9%   |
| 17            | 7,104                        | 440                             | 7,544                    | 0.9%   |
| 2             | 3,811                        | 228                             | 4,039                    | 0.8%   |
| 24.10         | 5,583                        | 296                             | 5,879                    | 0.7%   |
| 22.04         | 7,172                        | 316                             | 7,488                    | 0.6%   |
| 24.08         | 7,600                        | 316                             | 7,916                    | 0.6%   |
| 24.09         | 8,573                        | 220                             | 8,793                    | 0.4%   |
| 9.02          | 8,261                        | 169                             | 8,430                    | 0.3%   |
| 8             | 2,937                        | 60                              | 2,997                    | 0.3%   |
| 7             | 1,968                        | 22                              | 1,990                    | 0.2%   |
| 3.02          | 2,399                        | 24                              | 2,423                    | 0.1%   |
| 3.01          | 1,526                        | 15                              | 1,541                    | 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](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 36.8% (behind Alachua County) and the smallest percentage aged 65 and older at 8.9% (of counties with a population greater than 20,000). The 55-64 age group has increased by more than three times the average annual percentage growth rate of 1.7% between 2000 and 2008 while the 80+ age group has increased at a rate more than twice the County average.

**Figure 1-4**  
**Leon County Population by Age and Gender (2008 Estimate)**

| Age Group | Total Population | Percent of Population | Female  | Percent of Population | Male    | Percent of Population |
|-----------|------------------|-----------------------|---------|-----------------------|---------|-----------------------|
| 0 to 4    | 15,795           | 5.7%                  | 7,763   | 2.8%                  | 8,032   | 2.9%                  |
| 5 to 17   | 39,367           | 14.3%                 | 19,221  | 7.0%                  | 20,146  | 7.3%                  |
| 18 to 34  | 101,144          | 36.8%                 | 52,898  | 19.2%                 | 48,246  | 17.6%                 |
| 35 to 54  | 67,950           | 24.7%                 | 35,693  | 13.0%                 | 32,257  | 11.7%                 |
| 55 to 64  | 26,295           | 9.6%                  | 13,800  | 5.0%                  | 12,495  | 4.5%                  |
| 65 to 79  | 17,136           | 6.2%                  | 9,355   | 3.4%                  | 7,781   | 2.8%                  |
| 80+       | 7,205            | 2.6%                  | 4,631   | 1.7%                  | 2,574   | 0.9%                  |
| Total     | 274,892          |                       | 143,361 | 52.2%                 | 131,531 | 47.8%                 |

Source: University of Florida, Bureau of Economic and Business Research, "Florida Population Studies, Bulletin 154", June 2009

**Figure 1-5**  
**Leon County Population Growth by Age Group (2000-2008)**

| Age Group | 2000 Population | 2008 Population | Growth in Population 2000-2008 | Percent Growth 2000-2008 | Avg. Ann. Growth 2000-2008 |
|-----------|-----------------|-----------------|--------------------------------|--------------------------|----------------------------|
| 0 to 4    | 13,727          | 15,795          | 2,068                          | 14.0%                    | 1.8%                       |
| 5 to 17   | 37,280          | 39,367          | 2,087                          | 5.4%                     | 0.7%                       |
| 18 to 34  | 86,609          | 101,144         | 14,535                         | 15.5%                    | 1.9%                       |
| 35 to 54  | 65,284          | 67,950          | 2,666                          | 4.0%                     | 0.5%                       |
| 55 to 64  | 16,661          | 26,295          | 9,634                          | 45.6%                    | 5.7%                       |
| 65 to 79  | 14,600          | 17,136          | 2,536                          | 16.0%                    | 2.0%                       |
| 80+       | 5,291           | 7,205           | 1,914                          | 30.9%                    | 3.9%                       |
| Total     | 239,452         | 274,892         | 35,440                         | 13.8%                    | 1.7%                       |

Source: University of Florida, Bureau of Economic and Business Research, "Florida Population Studies, Bulletin 154", June 2009

## 1.4 Race and Ethnicity

By race and ethnicity, Leon County's population includes 60.9% non-Hispanic white, 31.5% non-Hispanic black, 4.8% of Hispanic origin and 2.9% of "other" races and ethnicities.

**Figure 1-6**  
**Leon County Population by Age, Race and Ethnicity (2008 Estimate)**

| Age Group | All Races | Non-Hispanic |        |       | Hispanic Origin |
|-----------|-----------|--------------|--------|-------|-----------------|
|           |           | White        | Black  | Other |                 |
| 0 to 4    | 15,795    | 8,185        | 6,312  | 572   | 726             |
| 5 to 17   | 39,367    | 21,053       | 15,348 | 1,392 | 1,574           |
| 18 to 34  | 101,144   | 54,939       | 35,574 | 3,226 | 7,405           |
| 35 to 54  | 67,950    | 44,659       | 18,942 | 1,717 | 2,632           |
| 55 to 64  | 26,295    | 19,638       | 5,638  | 512   | 507             |
| 65 to 79  | 17,136    | 13,032       | 3,524  | 320   | 260             |
| 80+       | 7,205     | 5,865        | 1,150  | 104   | 86              |
| Total     | 274,892   | 167,371      | 86,488 | 7,843 | 13,190          |

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 154", June 2009

**Figure 1-7**  
**Leon County Pop. by Percentage, Race & Ethnicity (2008 Estimate)**

| Age Group | Non-Hispanic |       |       | Hispanic Origin |
|-----------|--------------|-------|-------|-----------------|
|           | White        | Black | Other |                 |
| 0 to 4    | 51.8%        | 40.0% | 3.6%  | 4.6%            |
| 5 to 17   | 53.5%        | 39.0% | 3.5%  | 4.0%            |
| 18 to 34  | 54.3%        | 35.2% | 3.2%  | 7.3%            |
| 35 to 54  | 65.7%        | 27.9% | 2.5%  | 3.9%            |
| 55 to 64  | 74.7%        | 21.4% | 1.9%  | 1.9%            |
| 65 to 79  | 76.1%        | 20.6% | 1.9%  | 1.5%            |
| 80+       | 81.4%        | 16.0% | 1.4%  | 1.2%            |
| Total     | 60.9%        | 31.5% | 2.9%  | 4.8%            |

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 154", June 2009

## 1.5 Components of Population Change

The components of population change in Leon County since the 2000 Census is estimated to have remained 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 64.3% since 2000, close to the actual rate of 67.1% between 1990 and 2000.

**Figure 1-8**  
**Components of Population Change (2000-2008)**

|                                     | Leon County | State of Florida |
|-------------------------------------|-------------|------------------|
| Total Population Change (2000-2008) | 35,440      | 2,824,395        |
| Net Natural Increase                | 12,653      | 406,285          |
| <i>Births</i>                       | 24,834      | 1,748,203*       |
| <i>Deaths</i>                       | 12,181      | 1,341,918*       |
| Net Migration                       | 22,787      | 2,418,110        |
| Percent due to Natural Increase     | 35.7%       | 14.4%            |
| Percent due to Net Migration        | 64.3%       | 85.6%            |

Source: University of Florida, Bureau of Economic and Business Research, "Florida Estimates of Population, 2008"

\*The state total is greater than the sum of county totals due to an unknown county of residence on some records

**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 370,773 in 2008, up 15.8% from 2000.

**Figure 1-10**  
**Population Growth in Florida Metropolitan Areas (2000-2008)**

| Metropolitan Area/County(ies)   | 2008<br>Population<br>Estimate | 2000<br>Census<br>Population | Percent<br>Change<br>2000-2008 |
|---|--------------------------------|------------------------------|--------------------------------|
| All Metropolitan Areas  | 17,683,968                     | 14,973,519                   | 18.1%                          |
| Miami-Fort Lauderdale-Pompano Beach<br>( <i>Broward, Miami-Dade, Palm Beach</i> )     | 5,530,437                      | 5,007,988                    | 10.4%                          |
| Tampa-St. Petersburg-Clearwater<br>( <i>Hernando, Hillsborough, Pasco, Pinellas</i> ) | 2,742,577                      | 2,396,013                    | 14.5%                          |
| Orlando-Kissimmee<br>( <i>Lake, Orange, Osceola, Seminole</i> )                       | 2,103,480                      | 1,644,563                    | 27.9%                          |
| Jacksonville<br>( <i>Baker, Clay, Duval, Nassau, St. Johns</i> )                      | 1,369,124                      | 1,122,750                    | 21.9%                          |
| Bradenton-Sarasota-Venice<br>( <i>Manatee, Sarasota</i> )                             | 711,307                        | 589,963                      | 20.6%                          |
| Cape Coral-Fort Myers<br>( <i>Lee</i> )   | 623,725                        | 440,888                      | 41.5%                          |
| Lakeland<br>( <i>Polk</i> )   | 585,733                        | 483,924                      | 21.0%                          |
| Palm Bay-Melbourne-Titusville<br>( <i>Brevard</i> )                                   | 556,213                        | 476,230                      | 16.8%                          |
| Deltona-Daytona Beach-Ormond Beach<br>( <i>Volusia</i> )                              | 510,750                        | 443,343                      | 15.2%                          |
| Pensacola-Ferry Pass-Brent<br>( <i>Escambia, Santa Rosa</i> )                         | 457,616                        | 412,153                      | 11.0%                          |
| Port St. Lucie-Fort Pierce<br>( <i>Martin, St. Lucie</i> )                            | 420,453                        | 319,426                      | 31.6%                          |
| <b>Tallahassee</b><br>( <b><i>Gadsden, Jefferson, Leon, Wakulla</i></b> )             | <b>370,773</b>                 | <b>320,304</b>               | <b>15.8%</b>                   |
| Naples-Marco Island<br>( <i>Collier</i> )   | 332,854                        | 251,377                      | 32.4%                          |
| Ocala<br>( <i>Marion</i> )  | 329,418                        | 258,916                      | 27.2%                          |
| Gainesville<br>( <i>Alachua, Gilchrist</i> )  | 269,644                        | 232,392                      | 16.0%                          |
| Fort Walton Beach-Crestview-Destin<br>( <i>Okaloosa</i> )                             | 197,597                        | 170,498                      | 15.9%                          |
| Panama City-Lynn Haven<br>( <i>Bay</i> )  | 169,307                        | 148,217                      | 14.2%                          |
| Punta Gorda<br>( <i>Charlotte</i> )   | 165,781                        | 141,627                      | 17.1%                          |
| Sebastian-Vero Beach<br>( <i>Indian River</i> )                                       | 141,667                        | 112,947                      | 25.4%                          |
| Palm Coast<br>( <i>Flagler</i> )  | 95,512                         | 49,832                       | 91.7%                          |

Sources: Executive Office of the President, U.S. Office of Management and Budget MSA definitions (OMB Bulletin No. 08.01); U.S. Department of Commerce, Bureau of the Census; 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 2.31 persons per household in 2008. 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 2008)**

|             | Estimate April 1, 2008 |                        | Census April 1, 2000 |                        | Census April 1, 1990 |                        |
|-------------|------------------------|------------------------|----------------------|------------------------|----------------------|------------------------|
|             | Households             | Average Household Size | Households           | Average Household Size | Households           | Average Household Size |
| Leon County | 112,317                | 2.31                   | 96,521               | 2.34                   | 74,828               | 2.43                   |
| Florida     | 7,499,799              | 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 152", January 2009

**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 2007 American Community Survey estimates this percentage has remained steady (41.8% in 2007) and the percent of the population 25 years and over that did not receive a high school diploma is down to 8.7%.

**Figure 1-13**  
**Educational Attainment in Leon County, Population 25 years and over (2007)**

|                                  | 1990    | Percent | 2000    | Percent | 2007    | Percent |
|----------------------------------|---------|---------|---------|---------|---------|---------|
| Less than 9th grade              | 6,046   | 5.5%    | 4,218   | 3.1%    | 3,457   | 2.2%    |
| 9th to 12th grade, no diploma    | 10,622  | 9.6%    | 10,749  | 7.8%    | 10,078  | 6.5%    |
| H.S. graduate (inc. equivalency) | 23,793  | 21.6%   | 25,963  | 18.9%   | 34,755  | 22.4%   |
| Some college, no degree          | 20,414  | 18.5%   | 27,956  | 20.3%   | 29,837  | 19.2%   |
| Associate's degree               | 8,457   | 7.7%    | 11,255  | 8.2%    | 12,222  | 7.9%    |
| Bachelor's degree                | 23,675  | 21.5%   | 33,040  | 24.0%   | 37,713  | 24.3%   |
| Graduate or professional degree  | 17,180  | 15.6%   | 24,356  | 17.7%   | 27,152  | 17.5%   |
| Total                            | 110,187 |         | 137,537 |         | 155,214 |         |

Source: U.S. Department of Commerce, Bureau of the Census, 1990, 2000, American Community Survey, 2007

**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

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## Section 2

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# Labor Force and Income

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### Topics

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## 2.1 Labor Force and Employment

Leon County's labor force increased by more than 12,000 between 2005 and 2008, growing 2.9% per year on average. Local Area Unemployment Statistics are a count of people employed by place of residence (not place of employment).

**Figure 2-1  
Labor Force (2002-2008)**

|                            | 2002    | 2003    | 2004    | 2005    | 2006    | 2007    | 2008    |
|----------------------------|---------|---------|---------|---------|---------|---------|---------|
| Leon County                | 132,951 | 134,027 | 133,381 | 134,811 | 138,029 | 141,732 | 147,017 |
| % Change From Previous     | -0.6%   | 0.8%    | -0.5%   | 1.1%    | 2.4%    | 2.7%    | 3.7%    |
| City of Tallahassee        | 82,225  | 82,829  | 82,369  | 85,257  | 87,603  | 89,985  | 93,323  |
| % Change From Previous     | -0.5%   | 0.7%    | -0.6%   | 3.5%    | 2.8%    | 2.7%    | 3.7%    |
| Unincorporated Leon County | 50,726  | 51,198  | 51,012  | 49,554  | 50,426  | 51,747  | 53,694  |
| % Change From Previous     | -0.9%   | 0.9%    | -0.4%   | -2.9%   | 1.8%    | 2.6%    | 3.8%    |

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

**Figure 2-2  
Employment (2002-2008)**

|                            | 2002    | 2003    | 2004    | 2005    | 2006    | 2007    | 2008    |
|----------------------------|---------|---------|---------|---------|---------|---------|---------|
| Leon County                | 127,060 | 128,597 | 128,466 | 130,520 | 134,134 | 137,375 | 140,572 |
| % Change From Previous     | -1.6%   | 1.2%    | -0.1%   | 1.6%    | 2.8%    | 2.4%    | 2.3%    |
| City of Tallahassee        | 77,896  | 78,839  | 78,758  | 82,449  | 85,063  | 87,118  | 89,172  |
| % Change From Previous     | -1.6%   | 1.2%    | -0.1%   | 4.7%    | 3.2%    | 2.4%    | 2.4%    |
| Unincorporated Leon County | 49,164  | 49,758  | 49,708  | 48,071  | 49,071  | 50,257  | 51,400  |
| % Change From Previous     | -1.6%   | 1.2%    | -0.1%   | -3.3%   | 2.1%    | 2.4%    | 2.3%    |

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

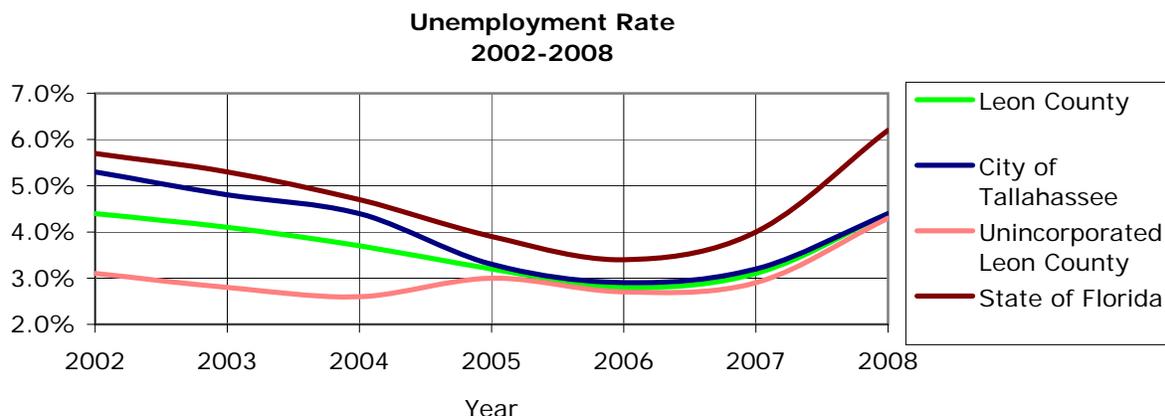
## 2.2 Unemployment

The unemployment rate in Leon County increased in 2008 for the second straight year. These place of residence figures indicate an increase in unemployment in 2008 for both the residents of the City of Tallahassee as well as the residents of Unincorporated Leon County. Initial claims for unemployment compensation increased a staggering 54.8% in 2008 in Leon County and 60.1% for the State.

**Figure 2-3  
Unemployment Rate (2002-2008)**

|                            | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 |
|----------------------------|------|------|------|------|------|------|------|
| Leon County                | 4.4% | 4.1% | 3.7% | 3.2% | 2.8% | 3.1% | 4.4% |
| City of Tallahassee        | 5.3% | 4.8% | 4.4% | 3.3% | 2.9% | 3.2% | 4.4% |
| Unincorporated Leon County | 3.1% | 2.8% | 2.6% | 3.0% | 2.7% | 2.9% | 4.3% |
| State of Florida           | 5.7% | 5.3% | 4.7% | 3.9% | 3.4% | 4.0% | 6.2% |

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 (2002-2008)**

|                        | 2002    | 2003    | 2004    | 2005    | 2006    | 2007    | 2008      |
|------------------------|---------|---------|---------|---------|---------|---------|-----------|
| Leon County            | 5,999   | 5,633   | 6,250   | 5,932   | 5,622   | 5,922   | 9,168     |
| % Change from Previous | 19.5%   | -6.1%   | 11.0%   | -5.1%   | -5.2%   | 5.3%    | 54.8%     |
| Florida                | 585,764 | 557,845 | 658,516 | 542,845 | 493,164 | 638,291 | 1,022,216 |
| % Change from Previous | 7.0%    | -4.8%   | 18.0%   | -17.6%  | -9.2%   | 29.4%   | 60.1%     |

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

## 2.3 Employment by Industry

Between 2003 and 2008, non-agricultural employment in Leon County grew 0.5% per year on average. Between 2007 and 2008, only Information and Education & Health Services industries and Federal Government exhibited modest employment increases while Construction and State Government shed nearly 800 jobs.

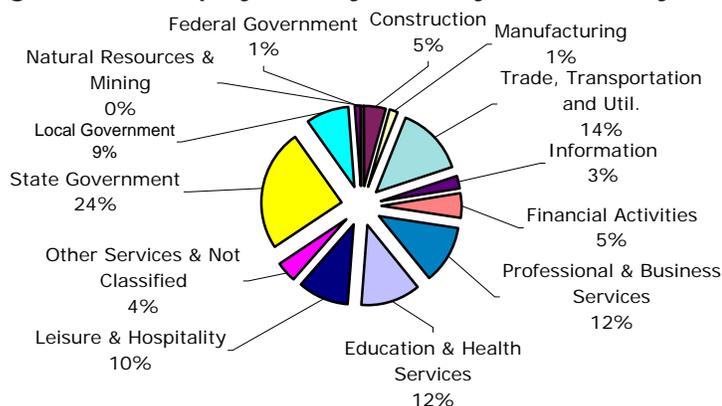
**Figure 2-5**  
**Non-Agricultural Employment by Industry, Leon County (2003-2008)**

|                                  | 2003           | 2004           | 2005           | 2006           | 2007           | 2008           | Avg. Annual Change |
|----------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|--------------------|
| Natural Resources & Mining       | 215            | 182            | 218            | 235            | 224            | 198            | -1.4%              |
| Construction                     | 6,072          | 6,487          | 7,392          | 7,778          | 7,258          | 6,489          | 1.3%               |
| Manufacturing                    | 2,178          | 2,221          | 2,178          | 2,216          | 2,319          | 2,146          | -0.3%              |
| Trade, Transportation and Util.  | 19,636         | 20,467         | 20,980         | 21,202         | 20,741         | 19,845         | 0.2%               |
| Information                      | 3,498          | 3,587          | 3,771          | 3,568          | 3,686          | 3,725          | 1.2%               |
| Financial Activities             | 6,849          | 6,791          | 7,080          | 7,359          | 7,323          | 7,106          | 0.7%               |
| Professional & Business Services | 15,196         | 14,836         | 16,012         | 17,308         | 16,986         | 16,771         | 1.9%               |
| Education & Health Services      | 14,992         | 14,877         | 14,967         | 15,558         | 16,210         | 16,959         | 2.3%               |
| Leisure & Hospitality            | 12,209         | 13,011         | 13,990         | 14,450         | 15,073         | 14,752         | 3.5%               |
| Other Services & Not Classified  | 5,575          | 5,843          | 5,943          | 6,257          | 6,249          | 6,176          | 2.0%               |
| State Government                 | 41,934         | 42,390         | 38,223         | 36,518         | 35,983         | 35,213         | -3.8%              |
| Local Government                 | 11,516         | 11,728         | 11,935         | 12,087         | 12,309         | 12,173         | 1.1%               |
| Federal Government               | 1,728          | 1,698          | 1,699          | 1,679          | 1,656          | 1,717          | -0.1%              |
| <b>Total</b>                     | <b>141,598</b> | <b>144,118</b> | <b>144,388</b> | <b>146,215</b> | <b>146,017</b> | <b>145,278</b> | <b>0.5%</b>        |

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 (2008)**

### Non-Agricultural Employment by Industry, Leon County, 2008



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 2008 and 2016.

**Figure 2-7**  
**Projected Employment by Industry, Leon County (2008-2016)**

| <b>Industry</b>                            | <b>2008<br/>Employment</b> | <b>2016<br/>Employment</b> | <b>Total<br/>Employment<br/>Annual<br/>Change</b> | <b>Annual<br/>Percentage<br/>Change</b> |
|--|----------------------------|----------------------------|---|---|
| Total All Industries                       | 173,122                    | 194,648                    | 2,691   | 1.6%                                    |
| Professional and Business Services         | 18,927                     | 23,607                     | 585   | 3.1%                                    |
| Leisure and Hospitality                    | 15,673                     | 18,734                     | 383   | 2.4%                                    |
| Financial Activities                       | 7,602                      | 8,997                      | 174   | 2.3%                                    |
| Education and Health Services              | 16,861                     | 19,783                     | 365   | 2.2%                                    |
| Construction                               | 7,366                      | 8,519                      | 144   | 2.0%                                    |
| Wholesale Trade                            | 3,128                      | 3,539                      | 51  | 1.6%                                    |
| Transportation and Warehousing             | 1,384                      | 1,547                      | 20  | 1.5%                                    |
| Local Government                           | 12,502                     | 13,870                     | 171   | 1.4%                                    |
| Other Services (Except Government)         | 8,256                      | 9,119                      | 108   | 1.3%                                    |
| Retail Trade                               | 16,758                     | 18,294                     | 192   | 1.2%                                    |
| Self-Employed & Unpaid Family Workers      | 14,666                     | 15,680                     | 127   | 0.9%                                    |
| State Government                           | 41,850                     | 44,644                     | 349   | 0.8%                                    |
| Information                                | 3,816                      | 3,988                      | 22  | 0.6%                                    |
| Federal Government                         | 1,661                      | 1,658                      | 0   | 0.0%                                    |
| Agriculture, Forestry, Fishing and Hunting | 184                        | 181                        | 0   | -0.2%                                   |
| Manufacturing                              | 2,308                      | 2,280                      | -4  | -0.2%                                   |

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

## 2.5 Projected Employment by Occupation

Six of the top seven occupations by projected percentage annual growth in Leon County are in technology or medical fields. By total employment change, service occupations (Waiters and Waitresses, Food Prep. and Serving Workers and Retail Salespersons) account for the top three occupations projected to add the most jobs by 2016.

**Figure 2-8**  
**Fastest Growing Occupations, Leon County (2008-2016)**

| <b>Industry</b>                                | <b>2008<br/>Emp.</b> | <b>2016<br/>Emp.</b> | <b>Total Emp.<br/>Change</b> | <b>Annual<br/>Percentage<br/>Change</b> |
|--|----------------------|----------------------|------------------------------|---|
| Computer Software Engineers, Applications      | 500                  | 784                  | 284                          | 7.1%                                    |
| Computer Software Engineers, Systems Software  | 232                  | 342                  | 110                          | 5.9%                                    |
| Veterinary Technologists and Technicians       | 122                  | 164                  | 42                           | 4.3%                                    |
| Pharmacy Technicians                           | 350                  | 466                  | 116                          | 4.1%                                    |
| Network Systems & Data Communications Analysts | 1,325                | 1,745                | 420                          | 4.0%                                    |
| Painters, Construction and Maintenance         | 537                  | 705                  | 168                          | 3.9%                                    |
| Home Health Aides                              | 1,006                | 1,319                | 313                          | 3.9%                                    |
| Drywall and Ceiling Tile Installers            | 177                  | 231                  | 54                           | 3.8%                                    |
| Surveying and Mapping Technicians              | 224                  | 290                  | 66                           | 3.7%                                    |
| Skin Care Specialists                          | 104                  | 134                  | 30                           | 3.6%                                    |
| Hosts, Restaurant, Lounge, and Coffee Shop     | 518                  | 667                  | 149                          | 3.6%                                    |
| Medical Assistants                             | 400                  | 512                  | 112                          | 3.5%                                    |
| Mechanical Engineers                           | 115                  | 147                  | 32                           | 3.5%                                    |
| Waiters and Waitresses                         | 3,489                | 4,431                | 942                          | 3.4%                                    |
| Market Research Analysts                       | 159                  | 202                  | 43                           | 3.4%                                    |

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

**Figure 2-9**  
**Occupations Gaining the Most New Jobs, Leon County (2008-2016)**

| <b>Industry</b>                                     | <b>2008<br/>Emp.</b> | <b>2016<br/>Emp.</b> | <b>Total Emp.<br/>Change</b> | <b>Annual<br/>Percentage<br/>Change</b> |
|---|----------------------|----------------------|------------------------------|---|
| Waiters and Waitresses                              | 3,489                | 4,431                | 942                          | 3.4%                                    |
| Food Prep. & Serving Workers, Inc. Fast Food        | 4,193                | 4,969                | 776                          | 2.3%                                    |
| Retail Salespersons                                 | 4,945                | 5,676                | 731                          | 1.9%                                    |
| Accountants and Auditors                            | 4,112                | 4,642                | 530                          | 1.6%                                    |
| Registered Nurses                                   | 2,705                | 3,230                | 525                          | 2.4%                                    |
| Executive Secretaries and Administrative Assistants | 4,577                | 5,101                | 524                          | 1.4%                                    |
| Office Clerks, General                              | 4,188                | 4,671                | 483                          | 1.4%                                    |
| Network Systems and Data Communications Analyst     | 1,325                | 1,745                | 420                          | 4.0%                                    |
| Lawyers   | 2,696                | 3,073                | 377                          | 1.8%                                    |
| Janitors & Cleaners, Except Maids & Housekeeping    | 3,177                | 3,531                | 354                          | 1.4%                                    |
| Bookkeeping, Accounting, and Auditing Clerks        | 2,282                | 2,620                | 338                          | 1.9%                                    |
| Customer Service Representatives                    | 1,699                | 2,025                | 326                          | 2.4%                                    |

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 \$63,600 in the 2009 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 (2005-2009)**

| Median Family Income | 2005     | 2006     | 2007     | 2008     | 2009     |
|----------------------|----------|----------|----------|----------|----------|
| Tallahassee*         | \$57,700 | \$58,500 | \$58,200 | \$62,100 | \$63,600 |
| Florida              | \$52,550 | \$54,800 | \$53,300 | \$57,200 | \$58,800 |

\*Note: HUD's Core-Based Statistical Area (CBSA) definition for median family income estimates for Tallahassee in the years 2006 - 2008 include Leon, Gadsden and Jefferson Counties. For 2005, the median family income estimates for Tallahassee included 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 2008 was \$38,526, 5.0% below the state average wage of \$40,569. The annual average state government wage was 5.8% higher in Leon County compared to the state average while the local government wage was 11.3% lower than the state average.

**Figure 2-13**  
**Average Annual Employment and Wages by Ownership (2008)**

|                    | Average Annual Reporting Units | Average Annual Employment | Average Annual Wage |
|--------------------|--------------------------------|---------------------------|---------------------|
| <b>Leon County</b> |                                |                           |                     |
| All Ownerships     | 8,221                          | 143,279                   | \$38,526            |
| Private Ownerships | 7,945                          | 94,177                    | \$35,738            |
| Federal Government | 50                             | 1,717                     | \$65,533            |
| State Government   | 201                            | 35,213                    | \$44,283            |
| Local Government   | 25                             | 12,173                    | \$39,626            |
| <b>Florida</b>     |                                |                           |                     |
| All Ownerships     | 613,461                        | 7,663,540                 | \$40,569            |
| Private Ownerships | 606,918                        | 6,584,433                 | \$39,611            |
| Federal Government | 1,955                          | 129,892                   | \$63,268            |
| State Government   | 3,061                          | 185,138                   | \$41,869            |
| Local Government   | 1,527                          | 764,077                   | \$44,653            |

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 (2008)**

|                                    | Average Annual Reporting Units | Average Annual Employment | Average Annual Wage |
|------------------------------------|--------------------------------|---------------------------|---------------------|
| <b>Leon County</b>                 |                                |                           |                     |
| Professional and Business Services | 1,978                          | 16,771                    | \$51,302            |
| Financial Activities               | 909                            | 7,106                     | \$51,199            |
| Construction                       | 965                            | 6,489                     | \$37,228            |
| Information                        | 187                            | 3,725                     | \$43,315            |
| Manufacturing                      | 115                            | 2,146                     | \$46,027            |
| <b>Florida</b>                     |                                |                           |                     |
| Professional and Business Services | 132,743                        | 1,144,458                 | \$46,952            |
| Financial Activities               | 70,518                         | 520,823                   | \$55,754            |
| Construction                       | 76,796                         | 511,660                   | \$42,017            |
| Information                        | 10,045                         | 156,574                   | \$58,202            |
| Manufacturing                      | 17,913                         | 370,908                   | \$48,603            |

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

## 2.8 Occupational Employment and Wages

The 2009 estimated average hourly wage for all occupations in the Tallahassee MSA is \$18.73 with the median wage being \$15.13 per hour for experienced workers in their occupation.

**Figure 2-15**  
**Occupational Emp. and Wages, 1,000+ Employment,**  
**Tallahassee MSA (2009)**

| Occupational Title                                   | 2008<br>Emp. | Hourly Wage<br>(2009 Wage Estimates in dollars) |         |         |         |
|--|--------------|---|---------|---------|---------|
|  |              | Mean  | Median  | Entry*  | Exp.**  |
| Total All Occupations                                | 164,350      | \$18.73   | \$15.13 | \$8.97  | \$23.60 |
| Retail Salespersons                                  | 4,970        | \$11.86   | \$9.35  | \$7.49  | \$14.04 |
| Management Analysts                                  | 4,890        | \$25.94   | \$23.51 | \$18.30 | \$29.75 |
| Cashiers   | 4,720        | \$8.20  | \$7.95  | N/R     | \$8.73  |
| Comb. Food Pre. & Serving Workers, Inc. Fast Food    | 4,690        | \$8.17  | \$7.80  | \$7.49  | \$8.51  |
| Office Clerks, General                               | 4,050        | \$11.76   | \$11.29 | \$8.51  | \$13.38 |
| Executive Secretaries and Administrative Assistants  | 3,950        | \$17.95   | \$16.70 | \$13.14 | \$20.36 |
| Secretaries, Except Legal, Medical, and Executive    | 3,760        | \$13.46   | \$12.99 | \$9.54  | \$15.40 |
| Accountants and Auditors                             | 3,530        | \$24.95   | \$23.99 | \$16.19 | \$29.34 |
| Waiters and Waitresses                               | 3,480        | \$9.53  | \$9.05  | \$7.40  | \$10.59 |
| Janitors and Cleaners, Ex.Maids and Hskping.         | 3,390        | \$10.20   | \$9.37  | \$7.68  | \$11.47 |
| Registered Nurses                                    | 2,980        | \$26.75   | \$26.79 | \$20.79 | \$29.73 |
| Stock Clerks and Order Fillers                       | 2,830        | \$9.69  | \$9.02  | \$7.75  | \$10.66 |
| Bookkeeping, Accounting, and Auditing Clerks         | 2,160        | \$14.79   | \$14.68 | \$10.04 | \$17.16 |
| Business Operations Specialists, All Other           | 2,120        | \$26.20   | \$24.30 | \$15.61 | \$31.49 |
| Customer Service Representatives                     | 1,850        | \$12.97   | \$12.12 | \$8.73  | \$15.09 |
| Lawyers  | 1,630        | \$47.31   | \$39.41 | \$27.38 | \$57.28 |
| Receptionists and Information Clerks                 | 1,480        | \$11.34   | \$11.03 | \$8.44  | \$12.77 |
| First-Line Supervisors/Mgrs of Retail Sales Workers  | 1,400        | \$18.82   | \$16.37 | \$12.21 | \$22.13 |
| Nursing Aides, Orderlies, and Attendants             | 1,340        | \$10.14   | \$10.11 | \$8.28  | \$11.07 |
| First-Line Supers./Mgrs. of Ofc. & Admin. Sup. Wkrs. | 1,310        | \$21.53   | \$21.19 | \$14.13 | \$25.23 |
| Maintenance and Repair Workers, General              | 1,270        | \$14.55   | \$13.96 | \$10.18 | \$16.73 |
| Laborers & Freight, Stock, & Material Movers, Hand   | 1,230        | \$10.22   | \$9.57  | \$8.01  | \$11.32 |
| Comp. Ofc.s., Ex. Ag., Cons., Hlth., Safety & Trans. | 1,180        | \$18.91   | \$17.36 | \$13.86 | \$21.44 |
| Sales Representatives, Services, All Other           | 1,140        | \$27.73   | \$24.76 | \$13.84 | \$34.67 |
| Truck Drivers, Heavy and Tractor-Trailer             | 1,120        | \$14.73   | \$14.19 | \$11.11 | \$16.55 |
| Psychiatric Aides                                    | 1,090        | \$13.21   | \$12.59 | \$11.28 | \$14.17 |
| Cooks, Restaurant                                    | 1,080        | \$9.93  | \$9.47  | \$8.33  | \$10.72 |
| Truck Drivers, Light or Delivery Services            | 1,080        | \$13.49   | \$11.83 | \$8.31  | \$16.07 |
| Network Systems and Data Comm. Analysts              | 1,050        | \$25.34   | \$23.84 | \$18.44 | \$28.78 |
| Maids and Housekeeping Cleaners                      | 1,040        | \$8.33  | \$7.95  | \$7.50  | \$8.74  |
| Security Guards                                      | 1,040        | \$12.74   | \$10.83 | \$7.80  | \$15.21 |
| Landscaping and Groundskeeping Workers               | 1,030        | \$11.48   | \$10.66 | \$8.81  | \$12.80 |
| General and Operations Managers                      | 1,010        | \$47.63   | \$45.04 | \$24.88 | \$59.01 |

\* *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

## 2.9 Per Capita Personal Income

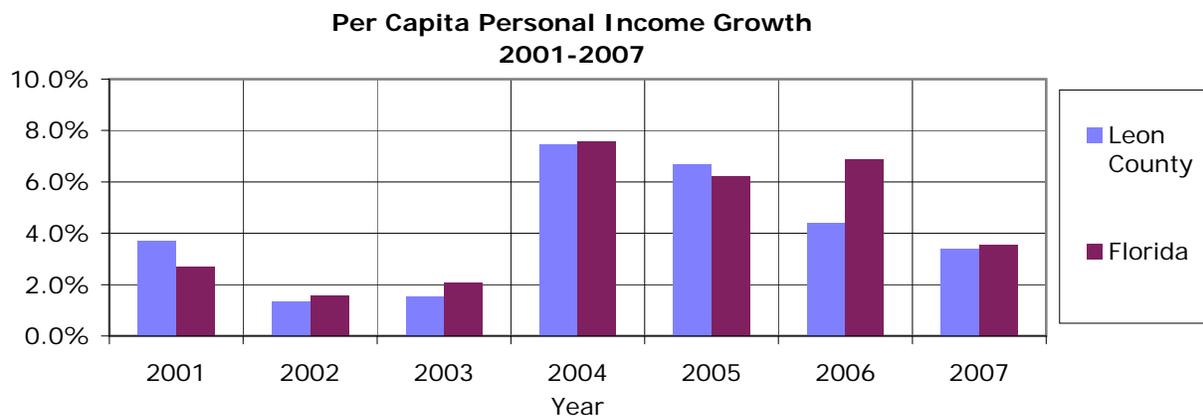
Per capita personal income grew 3.4% in Leon County in 2007 (down from 4.4% the previous year) and was 89.4% of the per capita income for the state. Since per capita personal income is calculated as the personal income of a given area divided by the resident population of the area, per capital personal 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 (2001-2007)**

|                        | 2001     | 2002     | 2003     | 2004     | 2005     | 2006     | 2007     |
|------------------------|----------|----------|----------|----------|----------|----------|----------|
| Leon County            | \$26,976 | \$27,335 | \$27,758 | \$29,830 | \$31,817 | \$33,211 | \$34,332 |
| % Change From Previous | 3.7%     | 1.3%     | 1.5%     | 7.5%     | 6.7%     | 4.4%     | 3.4%     |
| Florida                | \$29,291 | \$29,754 | \$30,369 | \$32,672 | \$34,709 | \$37,099 | \$38,417 |
| % Change From Previous | 2.7%     | 1.6%     | 2.1%     | 7.6%     | 6.2%     | 6.9%     | 3.6%     |

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

**Figure 2-17**  
**Per Capita Personal Income Growth (2001-2007)**



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

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## Section 3

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# Economic Factors

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### 3.1 Taxable Sales

The overall level of taxable sales was down 6.9% in the Tallahassee MSA in 2008, declining for a second straight year. In comparison, taxable sales for the State of Florida were down 7.7% in 2008 compared with 2007 sales. By category, the overall decrease in taxable sales in 2008 in the Tallahassee MSA can be attributed to a decrease of 16.7% in Autos and Accessories, a 15.4% decline in Autos & Accessories (decreasing for the third straight year) and a 12.4% decline in consumer durables when comparing 2008 and 2007 taxable sales. Building Investment was up 7.8% while Tourism & Recreation (-2.7%) and Consumer Nondurables (-1.8%) were down slightly in 2008. It is estimated that taxable sales comprise 40-45% of all retail sales.

**Figure 3-1**  
**Annual Taxable Sales, Tallahassee MSA and Florida (1999-2008)**

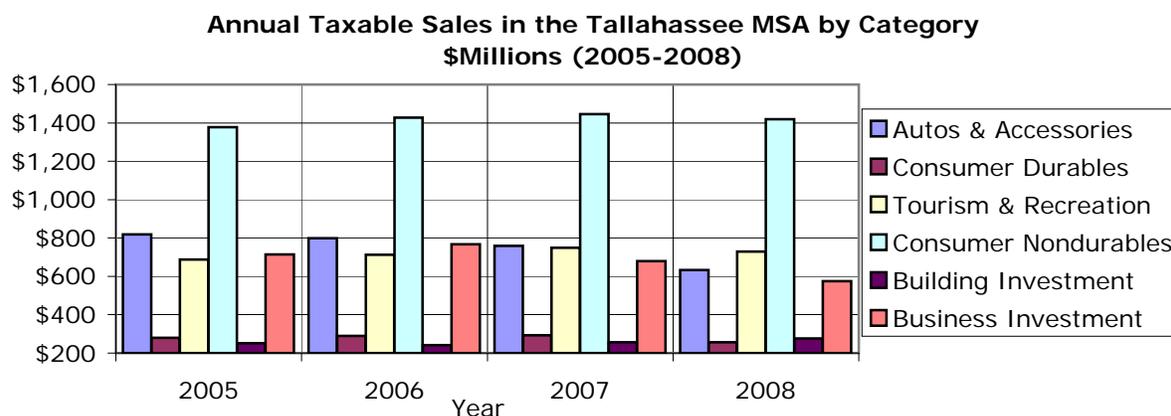
| Year | Tallahassee MSA | Change from Previous Year | State of Florida | Change from Previous Year |
|------|-----------------|---------------------------|------------------|---------------------------|
| 1999 | \$3,217.3       | 7.9%                      | \$236,422.9      | 8.8%                      |
| 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%                     |
| 2008 | \$3,890.5       | -6.9%                     | \$303,900.9      | -7.7%                     |

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 (2005-2008)**



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)**

| <b>Residence County</b> | <b>Workplace County</b> | <b>2000<br/>Count</b> | <b>2000<br/>Percent</b> |
|-------------------------|-------------------------|-----------------------|-------------------------|
| 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

Nearly 2.3 million people (i.e. person visits) visited Leon County in 2008, down 5.5% from 2007. Total visitor spending in Leon County declined 8.4% in 2008 (compared with 2007 levels).

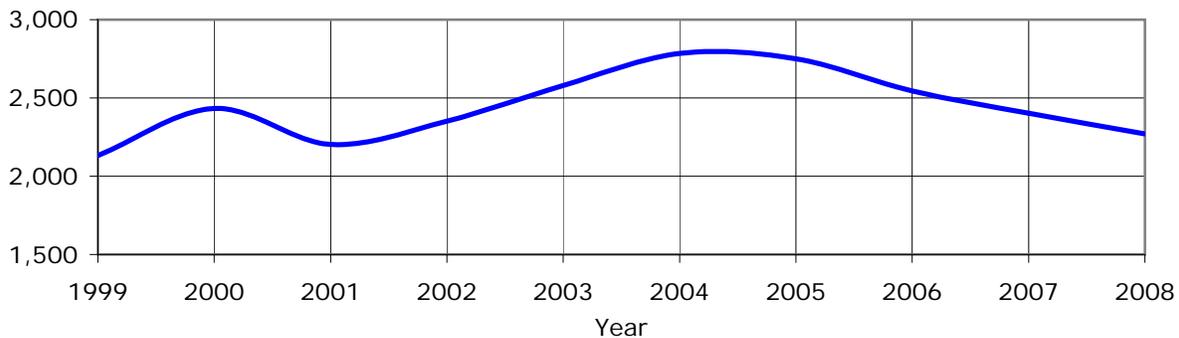
**Figure 3-4  
Annual Visitor Trends-Person Visits (1999-2008)**

|               | 1999  | 2000  | 2001  | 2002  | 2003  | 2004  | 2005  | 2006  | 2007  | 2008  |
|---------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Person Visits | 2,133 | 2,433 | 2,203 | 2,352 | 2,579 | 2,784 | 2,751 | 2,545 | 2,402 | 2,270 |

Note: Data in Thousands

Source: Dr. Mark A. Bonn, Ph.D., The Bonn Marketing Research Group, Inc.

**Annual Visitor Trends (Person Visits in Thousands)  
1999-2008**



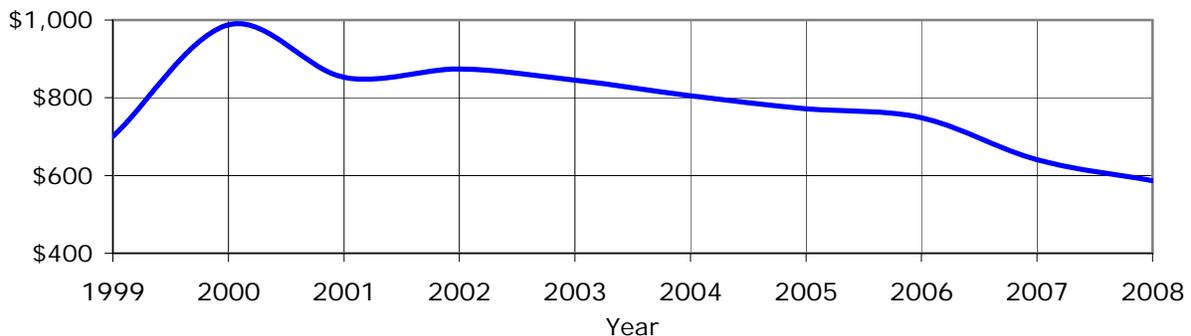
**Figure 3-5  
Annual Visitor Trends-Annual Visitor Spending (1999-2008)**

|                  | 1999  | 2000  | 2001  | 2002  | 2003  | 2004  | 2005  | 2006  | 2007  | 2008  |
|------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| Visitor Spending | \$701 | \$988 | \$853 | \$874 | \$845 | \$805 | \$772 | \$749 | \$641 | \$587 |

Note: Data in Millions

Source: Dr. Mark A. Bonn, Ph.D., The Bonn Marketing Research Group, Inc.

**Annual Visitor Trends (Visitor Spending in Millions)  
1999-2008**



## 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 five years and have decreased in terms of relative costs in comparison with other Florida counties since 2004.

**Figure 3-6**  
**Florida Price Level Index (2004-2008)**

| <b>County</b> | <b>2004</b> | <b>2005</b> | <b>2006</b> | <b>2007</b> | <b>2008</b> |
|---------------|-------------|-------------|-------------|-------------|-------------|
| Leon          | 99.46       | 97.58       | 94.40       | 94.33       | 94.07       |
| Gadsden       | 96.84       | 95.01       | 91.91       | 91.84       | 91.59       |
| Jefferson     | 96.57       | 94.75       | 91.66       | 91.59       | 91.34       |
| Wakulla       | 96.90       | 95.07       | 91.97       | 91.90       | 91.64       |

*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 2008, counties with index values above 100 contain 63.5% of the state's population.*

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

## 3.5 Gross Domestic Product by Metro. Area

In 2006, the Tallahassee Metropolitan Area's (MSA) gross domestic product was \$12.2 billion, up \$0.7 billion from 2005. 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 (2002-2006)**

| City               | 2002       | 2003        | 2004        | 2005        | 2006        | 2006 MSA<br>Ranking<br>(out of 363<br>MSAs) | 2006 Per<br>Capita Real<br>GDP |
|--------------------|------------|-------------|-------------|-------------|-------------|---|--------------------------------|
| Tampa              | 81.8       | 86.6        | 93.2        | 101.2       | 108.5       | 23  | \$35,402                       |
| Orlando            | 68.2       | 73.8        | 80.7        | 90.3        | 97.4        | 27  | \$42,735                       |
| Jacksonville       | 41.5       | 45.5        | 49.1        | 53.2        | 58.2        | 44  | \$39,075                       |
| Pensacola          | 9.6        | 10.3        | 11.4        | 12.1        | 13.0        | 136   | \$24,255                       |
| <b>Tallahassee</b> | <b>9.6</b> | <b>10.1</b> | <b>10.7</b> | <b>11.5</b> | <b>12.2</b> | <b>145</b>                                  | <b>\$30,075</b>                |
| Fort Walton Beach  | 6.6        | 7.4         | 8.2         | 9.0         | 9.4         | 168   | \$42,805                       |
| Gainesville        | 6.5        | 6.8         | 7.7         | 8.3         | 8.9         | 172   | \$29,882                       |
| Panama City        | 4.2        | 4.6         | 5.1         | 5.7         | 6.1         | 219   | \$31,056                       |

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

### 3.6 Consumer Price Index (CPI-U)

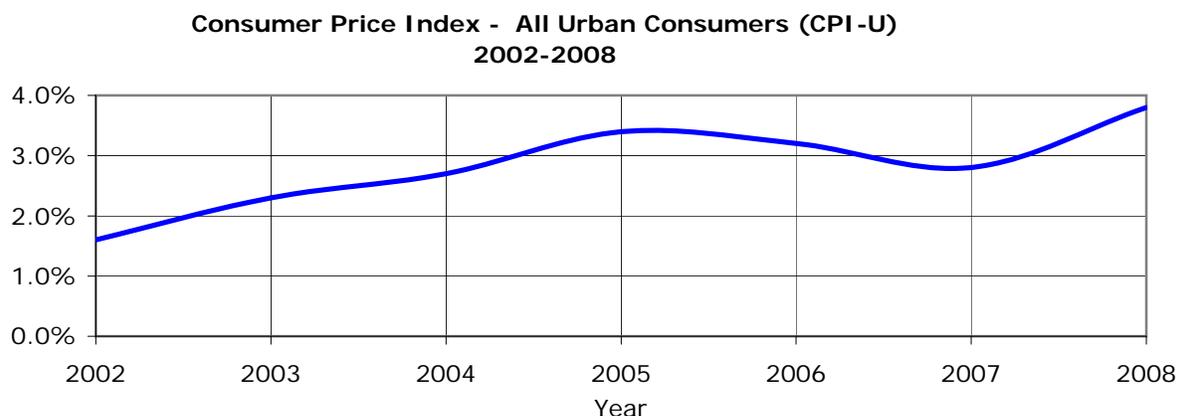
The Consumer Price Index for all Urban Consumers (Cost of Living Index) increased 3.8% in 2008, up from 2.8% in 2007.

**Figure 3-8**  
**Consumer Price Index for all Urban Consumers (CPI-U, 2002-2008)**

|                        | 2002  | 2003  | 2004  | 2005  | 2006  | 2007    | 2008    |
|------------------------|-------|-------|-------|-------|-------|---------|---------|
| U.S. City Average      | 179.9 | 184.0 | 188.9 | 195.3 | 201.6 | 207.342 | 215.303 |
| % Change from Previous | 1.6%  | 2.3%  | 2.7%  | 3.4%  | 3.2%  | 2.8%    | 3.8%    |

Source: U.S. Bureau of Labor Statistics

**Figure 3-9**  
**Annual Change in the Consumer Price Index (CPI-U, 2002-2008)**



Source: U.S. Bureau of Labor Statistics

### 3.7 Airport Traffic Statistics

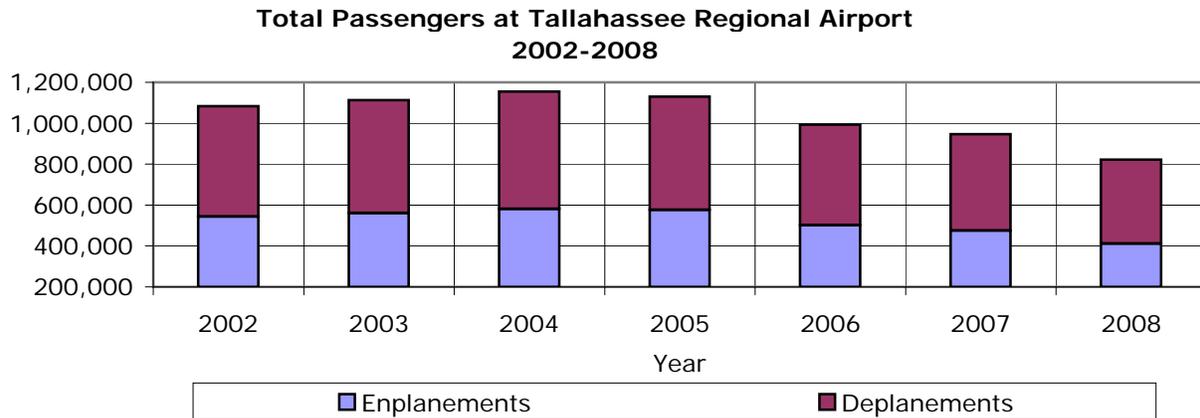
Passenger traffic at Tallahassee Regional Airport was off 13% in 2008 compared with 2007 levels marking a fourth straight annual decline in the number of total passengers.

**Figure 3-10  
Tallahassee Regional Airport Traffic Statistics (2002-2008)**

|                  | 2002      | 2003      | 2004      | 2005      | 2006    | 2007    | 2008    |
|------------------|-----------|-----------|-----------|-----------|---------|---------|---------|
| Enplanements     | 543,674   | 560,885   | 580,510   | 576,104   | 501,158 | 475,612 | 411,870 |
| Deplanements     | 538,911   | 552,358   | 574,562   | 553,843   | 492,702 | 471,553 | 409,846 |
| Total Passengers | 1,082,585 | 1,113,243 | 1,155,072 | 1,129,947 | 993,860 | 947,165 | 821,716 |

Source: City of Tallahassee, Aviation Department

**Figure 3-11  
Total Passengers at Tallahassee Regional Airport (2002-2008)**



Source: City of Tallahassee, Aviation Department

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## Section 4

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# Education

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### Topics

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## 4.1 Higher Education Institutions Enrollment

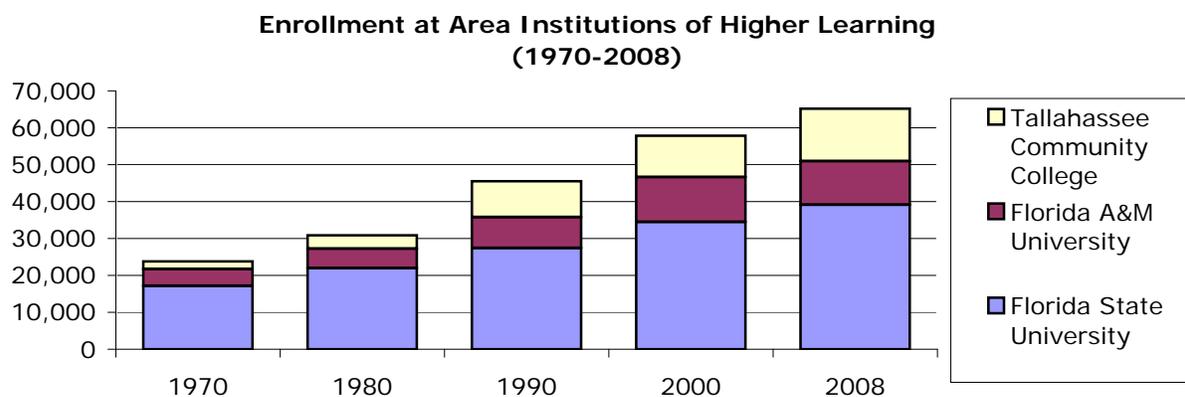
More than 65,000 students were enrolled in the fall semester 2008 at the three largest institutions for higher learning in Leon County. Total enrollment at the three schools has more than doubled since 1985.

**Figure 4-1**  
**Enrollment at area Institutions of Higher Learning (1960-2008)**

| 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                   | 8,379                  | 9,679                         | 45,485           |
| 1995 | 30,268                   | 10,277                 | 10,101                        | 50,646           |
| 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                   | 12,177                 | 13,439                        | 65,268           |
| 2006 | 40,474                   | 11,913                 | 13,526                        | 65,913           |
| 2007 | 41,065                   | 11,567                 | 14,096                        | 66,728           |
| 2008 | 39,136                   | 11,848                 | 14,163                        | 65,147           |

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

**Figure 4-2**  
**Enrollment at Area Institutions of Higher Learning (1970-2008)**



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 steadily (up approximately 1% per year since the 1990-91 school year). The dropout rate for grades 9-12 dropped to 2.2% in the 2007-2008 school year, the third time in the past four years the dropout rate has been below 3%.

**Figure 4-3**  
**Leon County Public School Enrollment, K-12 (1960-61-2008-09)**

| 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     |
| 2008-09 | 32,796     |

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

**Figure 4-4**  
**Leon County Public School Dropout Statistics, Grades 9-12 (1996-97-2007-08)**

| 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%            |
| 2007-08 | 2.2%            |

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

## 4.3 Leon County Public School Grades

Seventy-nine percent of Leon County Public Schools received an A or B grade in the 08-09 school year

**Figure 4-5**  
**Leon County Public School Grades, K-12 (2003-04-2008-09)**

| School Name                            | 2008-09<br>Grade | 2007-08<br>Grade | 2006-07<br>Grade | 2005-06<br>Grade | 2004-05<br>Grade | 2003-04<br>Grade |
|--|------------------|------------------|------------------|------------------|------------------|------------------|
| Amos P. Godby High School              | F                | C                | D                | D                | D                | D                |
| Apalachee Elementary School            | C                | C                | B                | B                | A                | B                |
| Astoria Park Elementary School         | A                | B                | A                | A                | A                | A                |
| Augusta Raa Middle School              | A                | A                | A                | A                | A                | A                |
| Belle Vue Middle School                | C                | D                | D                | C                | C                | C                |
| Bond Elementary School                 | B                | C                | D                |                  | C                | B                |
| Buck Lake Elementary School            | A                | A                | A                | A                | A                | A                |
| C.K. Steele-Leroy Collins Charter M.S. | B                | C                | C                | A                | A                | C                |
| Canopy Oaks Elementary School          | A                | A                | A                | A                | A                | A                |
| Chaires Elementary School              | A                | B                | 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                | B                | A                | B                | B                |
| Fort Braden Elementary School          | B                | B                | B                | B                | B                | C                |
| Frank Hartsfield Elementary School     | B                | A                | B                | B                | B                | B                |
| Gilchrist Elementary School            | A                | A                | A                | A                | A                | A                |
| Griffin Middle School                  | C                | C                | C                | A                | B                | C                |
| Hawks Rise Elementary School           | A                | A                | A                | A                | A                | A                |
| Imagine School at Evening Rose         | F                |                  |                  |                  |                  |                  |
| J. Michael Conley Elementary School    | A                |                  |                  |                  |                  |                  |
| James Rickards High School             | D                | C                | C                | C                | D                | C                |
| John G. Riley Elementary School        | A                | B                | C                | B                | C                | C                |
| Kate Sullivan Elementary School        | B                | A                | A                | A                | A                | A                |
| Killlearn Lakes Elementary School      | A                | A                | A                | A                | A                | A                |
| Lawton Chiles High School              | B                | A                | B                | A                | B                | B                |
| Leon High School                       | C                | A                | B                | A                | B                | B                |
| Lillian Ruediger Elementary School     | A                | B                | A                | A                | A                | A                |
| Lincoln High School                    | B                | A                | A                | B                | B                | B                |
| Oak Ridge Elementary School            | A                | C                | C                | C                | D                | C                |
| Pineview Elementary School             | B                | A                | C                | A                | B                | A                |
| R. Frank Nims Middle School            | D                | C                | F                | D                | D                | C                |
| Roberts Elementary School              | A                | A                | A                | A                | A                | A                |
| Sabal Palm Elementary School           | B                | C                | B                | A                | C                | C                |
| Sail                                   | B                | A                | B                | B                | B                | B                |
| Sealey Elementary School               | A                | A                | A                | A                | B                | A                |
| Springwood Elementary School           | A                | C                | B                | A                | A                | A                |
| Stars Middle School                    | C                | 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                | A                | B                | A                | A                |
| William J. Montford III Middle School  | A                |                  |                  |                  |                  |                  |
| Woodville Elementary School            | B                | D                | C                | 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 consistently scored the same or higher than the average for districts statewide in total ACT and SAT mean composite scores.

**Figure 4-6**  
**SAT Mean Results, Total (2001-02-2007-08)**

|                             | 2001-02 | 2002-03 | 2003-04 | 2004-05 | 2005-06 | 2006-07 | 2007-08 |
|-----------------------------|---------|---------|---------|---------|---------|---------|---------|
| Leon County School District | 1,052   | 1,057   | 1,055   | 1,071   | 1,073   | 1,056   | 1,076   |
| State Of Florida Average    | 995     | 996     | 998     | 996     | 993     | 993     | 993     |
| U.S. Average                | 1,020   | 1,026   | 1,026   | 1,028   | 1,021   | 1,017   | 1,017   |

*Note: This report summarizes results for Leon District's graduating seniors of 2007-08 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 2008. 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 (2001-02-2007-08)**

|                             | 2001-02 | 2002-03 | 2003-04 | 2004-05 | 2005-06 | 2006-07 | 2007-08 |
|-----------------------------|---------|---------|---------|---------|---------|---------|---------|
| Leon County School District | 20.9    | 21.0    | 21.1    | 21.1    | 21.1    | 21.0    | 21.0    |
| State Of Florida Average    | 20.4    | 20.5    | 20.5    | 20.4    | 20.3    | 19.9    | 19.8    |
| U.S. Average                | 20.8    | 20.8    | 20.9    | 20.9    | 21.1    | 21.2    | 21.1    |

*Note: This report summarizes results for Leon District's graduating seniors of 2007-08 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*

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## Section 5

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# Community and Environment

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### Topics

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## 5.1 History of Tallahassee/Leon County

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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.

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## 5.1 History of Tallahassee/Leon County

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**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 103.06 square miles as of December 31, 2008. 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 (1927-2008)**

| Year        | Beginning Size<br>(Square Miles) | Area Increase<br>(Square Miles) | Ending Size<br>(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                           | 0.69                            | 102.69                        |
| 2006        | 102.69                           | 0.28                            | 102.97                        |
| 2007        | 102.97                           | 0.08                            | 103.05                        |
| 2008        | 103.05                           | 0.01                            | 103.06                        |

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<br>Temperature<br>(Fahrenheit) | Avg. Low<br>Temperature<br>(Fahrenheit) | Avg. Days<br>Above 90<br>degrees<br>(Fahrenheit) | Avg. Days<br>Below 32<br>degrees<br>(Fahrenheit) | Avg.<br>Number<br>of Days<br>With Rain | Avg.<br>Rainfall<br>(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

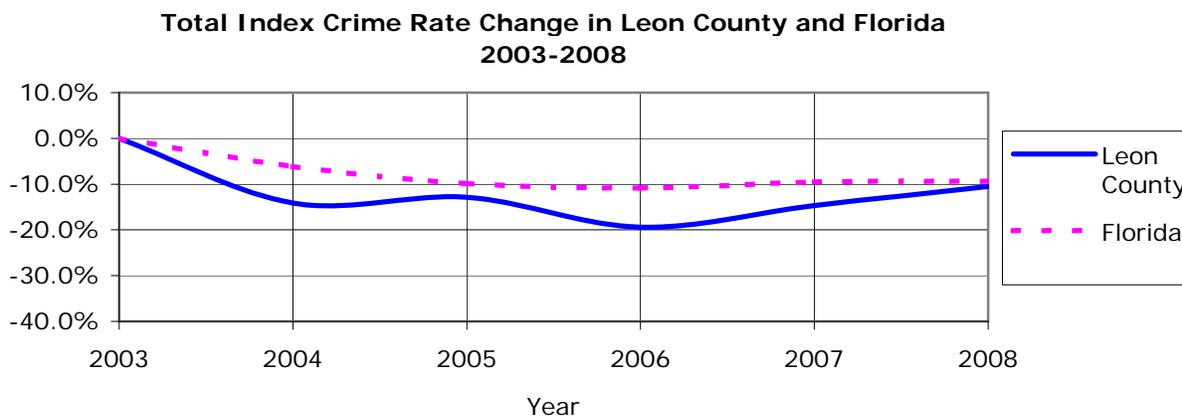
Between 2007 and 2008, Leon County experienced a 4.2% increase in the total crime index rate (rate per 100,000 population) compared to a 0.1% increase for the State of Florida. The index rate for violent crimes in Leon County increased 2.9% in 2008 over 2007 levels with an 11.9% increase in the number of robberies and a 20.0% decrease in the number of forcible sex offenses. Property crime rates increased 4.5% between 2007 and 2008 with the number of burglaries up 7.8% during the period and a 17.3% decrease in the number of motor vehicle thefts.

**Figure 5-3**  
**Leon County Crime Rates, Rate per 100,000 Residents (2003-2008)**

| Type of Crime            | 2003    | 2004    | 2005    | 2006    | 2007    | 2008    | Avg. Annual Rate Change (2003-2008) |
|--------------------------|---------|---------|---------|---------|---------|---------|-------------------------------------|
| Violent Crimes           | 736.6   | 756.4   | 781.6   | 776.5   | 815.7   | 839.6   | 2.6%                                |
| Murder                   | 3.1     | 4.9     | 4.1     | 3.7     | 1.8     | 5.1     | 10.0%                               |
| Forcible Sex Offenses    | 108.8   | 114.4   | 103.3   | 101.7   | 102.6   | 81.5    | -5.8%                               |
| Robbery                  | 158.1   | 148.2   | 170.0   | 194.1   | 239.7   | 266.3   | 10.4%                               |
| Aggravated Assault       | 466.5   | 488.5   | 504.2   | 477.1   | 471.6   | 486.7   | 0.8%                                |
| Property Crime           | 4,871.2 | 4,112.2 | 4,149.6 | 3,842.2 | 4,026.1 | 4,207.1 | -2.9%                               |
| Burglary                 | 1,228.2 | 1,368.3 | 1,248.6 | 1,128.8 | 1,253.6 | 1,341.6 | 1.8%                                |
| Larceny                  | 3,280.2 | 2,355.9 | 2,555.8 | 2,427.9 | 2,482.6 | 2,627.6 | -4.4%                               |
| Motor Vehicle Theft      | 362.8   | 388.0   | 345.2   | 285.5   | 289.9   | 237.9   | -8.4%                               |
| Index Rate (per 100,000) | 5,607.8 | 4,868.6 | 4,931.2 | 4,618.8 | 4,841.8 | 5,046.7 | -2.1%                               |

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

**Figure 5-4**  
**Total Index Crime Rate Change in Leon County and Florida (2003-2008)**



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 (2008)**

| <b>Taxing Authority</b>         | <b>Millage Rate</b> | <b>Where Tax is Applied</b> |
|---------------------------------|---------------------|-----------------------------|
| Leon County Commission          |                     |                             |
| General Property Tax            | 7.8500              | 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                       | 5.1460              | Anywhere in Leon County     |
| Local Board                     | 2.4500              | Anywhere in Leon County     |
| School Bond                     | 0.2240              | Anywhere in Leon County     |
| Tallahassee City Commission     | 3.2115              | 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        | 19.4265             |                             |
| Outside City Limits Total       | 16.2150             |                             |
| Downtown Improvement Area       | 20.4265             |                             |

Source: Leon County Property Appraiser

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## Section 6

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# Residential and Commercial Development

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### Topics

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## 6.1 Residential Development

Residential building permits issued in Leon County declined sharply again in 2008. The number of detached single-family home permits fell 44%, attached single-family (townhomes) permits fell 65% and multi-family permits were off 74% in comparison with 2007 levels. The year 2008 saw the fewest permits issued for new construction of single-family units (detached and attached) in a year in Leon County since 1975. In the 20 year period 1986-2005, on average there were 1,322 permits issued for single-family detached homes. For the most recent three year period (2006-2008) the average dipped to 702 per year.

**Figure 6-1**  
**Residential Building Permits Issued By Type in Leon County**  
**(1985-2008)**

| Year | Detached<br>Single-<br>Family | Attached<br>Single-<br>Family | Multi-Family | Constructed<br>Units<br>Permitted | Mobile<br>Homes* | Total<br>Housing<br>Units<br>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                                  |
| 2008 | 425                           | 124                           | 267          | 816                               | 113              | 929                                    |

\*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 122,761 residential housing units in Leon County as of 2008, approximately 68% located within the Tallahassee City Limits and 32% in unincorporated Leon County.

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

| Year        | City of Tallahassee | Unincorporated Leon County | Leon 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        |
| <b>2008</b> | <b>83,288</b>       | <b>39,473</b>              | <b>122,761</b> |
| 2015        | 87,619              | 40,840                     | 128,459        |
| 2020        | 92,395              | 42,385                     | 134,780        |
| 2025        | 96,985              | 43,850                     | 140,835        |
| 2030        | 101,246             | 45,192                     | 146,438        |
| 2035        | 105,180             | 46,453                     | 151,633        |

Sources: U.S. Department of Commerce, Bureau of the Census (1970-2000), Tallahassee-Leon County Planning Department Estimates and Projections (2008-2035)

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

| Year | City of Tallahassee | Unincorporated Leon County | Leon 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

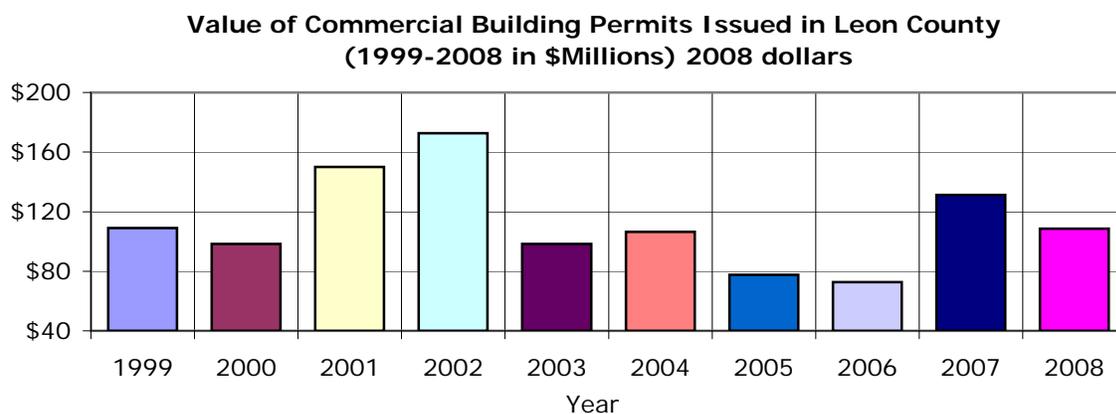
The value of commercial permits issued in 2008 were down 14% when compared to 2007 levels. Two of the three largest commercial permits for new construction (by valuation of the permit) issued in 2008 were for office buildings: Cornerview Office Building at Summit East (\$10 million, 86,000 sf and Capital City Bank's Trust Building, \$7.6 million, 38,552 sf). The second largest commercial permit was issued for the 162-room Floridan Hotel downtown. Retail accounted for approximately 25% of the value of new construction permits in 2008, led by a \$7.2 million, 101,760 sf Wal Mart on North Monroe and a \$4.5 million, 69,013 sf Sportsman's Warehouse at Fallschase NOTE: There were three office buildings permitted within the State of Florida's Capital Circle Office Complex totaling \$81.1 million and 466,569 sf. These figures are not included in this compilation of commercial permits but rather contained within the value of new public buildings.

**Figure 6-4**  
**Commercial Building Permits Issued in Leon County (1999-2008)**

| Year | Number of Permits | Value of Permits (\$Millions) | Permit Value in 2008 Dollars (\$Millions) |
|------|-------------------|-------------------------------|---|
| 1999 | 144               | \$84.3                        | \$108.9                                   |
| 2000 | 119               | \$78.7                        | \$98.4                                    |
| 2001 | 140               | \$123.5                       | \$150.1                                   |
| 2002 | 129               | \$144.3                       | \$172.7                                   |
| 2003 | 104               | \$84.1                        | \$98.4                                    |
| 2004 | 106               | \$93.4                        | \$106.5                                   |
| 2005 | 98                | \$70.5                        | \$77.7                                    |
| 2006 | 109               | \$68.0                        | \$72.6                                    |
| 2007 | 83                | \$126.4                       | \$131.3                                   |
| 2008 | 88                | \$108.5                       | \$108.5                                   |

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 (1999-2008)**



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

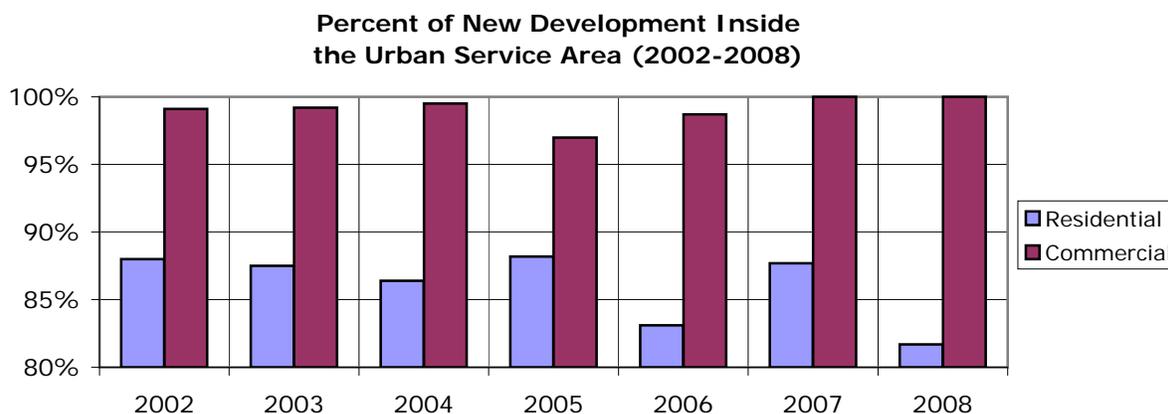
The principal growth management strategy of the Tallahassee-Leon County Comprehensive Plan is the Urban Service Area (USA) concept. At approximately 161 square miles, the USA is the compact area in which urban infrastructure is presently available or anticipated to be furnished within the planning horizon, 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 permitted within the USA in 2008 was 81.7%.

**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%     |
| 2008 | 81.7%       | 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 (2002-2008)**



*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 6.6 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 decreased in 2009 to 8.8% (from 9.7% in 2008).

**Figure 6-8**  
**Office Market Survey (First Quarter 2009)**

| Market         | Number of Properties | Square Feet Surveyed | Square Feet Vacant | Percent Vacant | Asking Rents*     |
|----------------|----------------------|----------------------|--------------------|----------------|-------------------|
| Downtown       | 17                   | 957,205              | 63,316             | 6.6%           | \$18.00-\$34.00** |
| Northeast      | 64                   | 1,772,167            | 231,335            | 13.1%          | \$18.00-\$25.00   |
| Northwest/West | 18                   | 1,291,274            | 45,237             | 3.5%           | \$15.00-\$19.50   |
| Southeast      | 28                   | 2,645,315            | 246,109            | 9.3%           | \$14.00-\$18.50   |
| Total          | 127                  | 6,665,961            | 585,997            | 8.8%           | \$14.00-\$34.00   |

\*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: Chip Hartung, Coldwell Banker Hartung and Noblin, Inc.

**Figure 6-9**  
**Historical Office Vacancy Rates (1999-2009)**



Source: Chip Hartung, Coldwell Banker Hartung and Noblin, Inc.

## 6.6 Apartment Market Summary

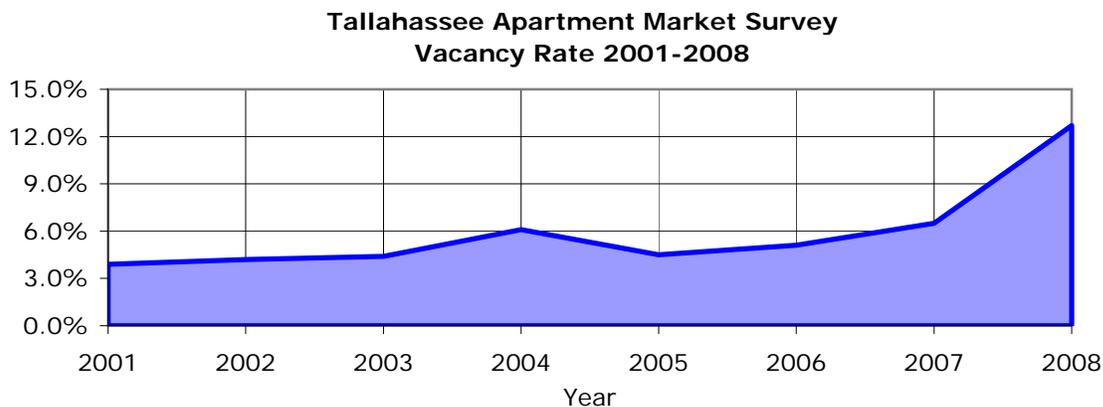
The apartment vacancy rate in Tallahassee jumped from 6.5% in September 2007 to 12.7% in September 2008. The average monthly rent has now reached \$900 with the average one bedroom renting for just under \$650 per month and the average four bedroom renting for slightly more than \$1,650 per month. More units were delivered in 2008 than in any year in nearly a decade, increasing the overall market supply by 6%.

**Figure 6-10**  
**Apartment Market Survey (2001-2008)**

|                                 | Sept.<br>2001   | Sept.<br>2002   | Sept.<br>2003   | Sept.<br>2004   | Sept.<br>2005   | Sept.<br>2006   | Sept.<br>2007   | Sept.<br>2008   |
|---------------------------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Total Units Surveyed            | 15,775          | 16,433          | 17,401          | 18,206          | 18,000          | 18,560          | 17,722          | 18,348          |
| Vacant Units                    | 608             | 695             | 764             | 1,102           | 817             | 943             | 1,149           | 2,328           |
| Vacancy Rate                    | 3.9%            | 4.2%            | 4.4%            | 6.1%            | 4.5%            | 5.1%            | 6.5%            | 12.7%           |
| Average Sq. Ft.<br>Range        | 850-<br>900     | 900-<br>950     | 950-<br>1,000   | 950-<br>1,000   | 1,000-<br>1,050 | 950-<br>1,000   | 950-<br>1,000   | 1,000-<br>1,050 |
| Average Rent per<br>Month Range | \$600-<br>\$650 | \$700-<br>\$750 | \$750-<br>\$800 | \$750-<br>\$800 | \$800-<br>\$850 | \$850-<br>\$900 | \$850-<br>\$900 | \$900-<br>\$950 |

*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, 2008 Tallahassee Apartment Index, www.apindex.com, October 2008*

**Figure 6-11**  
**Apartment Market Vacancy Rate (2001-2008)**



*Source: Real Data, 2007 Tallahassee Apartment Index, www.apindex.com, October 2008*

## 6.7 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 6-12**  
**Industrial Market Survey (June 2008)**

| Market                   | Park/Area                   | Number of Buildings | Total Square Feet | Total Square Feet Available | Vacancy Rate  |
|--------------------------|-----------------------------|---------------------|-------------------|-----------------------------|---------------|
| <b>Northwest</b>         | 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%         |
| <b>NORTHWEST TOTAL</b>   |                             | <b>174</b>          | <b>2,904,216</b>  | <b>424,550</b>              | <b>14.6%</b>  |
| <b>Southwest</b>         | 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%          |
|                          | <b>SOUTHWEST TOTAL</b>      |                     | <b>60</b>         | <b>1,331,790</b>            | <b>42,500</b> |
| <b>East</b>              | Industrial Plaza            | 26                  | 405,400           | 15,000                      | 3.7%          |
|                          | Weems Industrial            | 9                   | 101,060           | 0                           | 0.0%          |
|                          | <b>EAST TOTAL</b>           |                     | <b>35</b>         | <b>506,460</b>              | <b>15,000</b> |
| <b>South</b>             | Four Points                 | 11                  | 173,100           | 47,100                      | 27.2%         |
|                          | Palmer Industrial           | 8                   | 88,000            | 17,900                      | 20.3%         |
|                          | <b>SOUTH TOTAL</b>          |                     | <b>19</b>         | <b>261,100</b>              | <b>65,000</b> |
| <b>TOTAL LEON COUNTY</b> |                             | <b>288</b>          | <b>5,003,566</b>  | <b>547,050</b>              | <b>10.9%</b>  |

*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.*

## 6.8 Median Residential Sale Prices

The median sales price of a detached single-family home in Leon County increased 1.9% per quarter on average between first quarter 2003 and fourth quarter 2007. Over the past year, (fourth quarter 2007 to fourth quarter 2008) the median sales price decreased on average 6.0% per quarter.

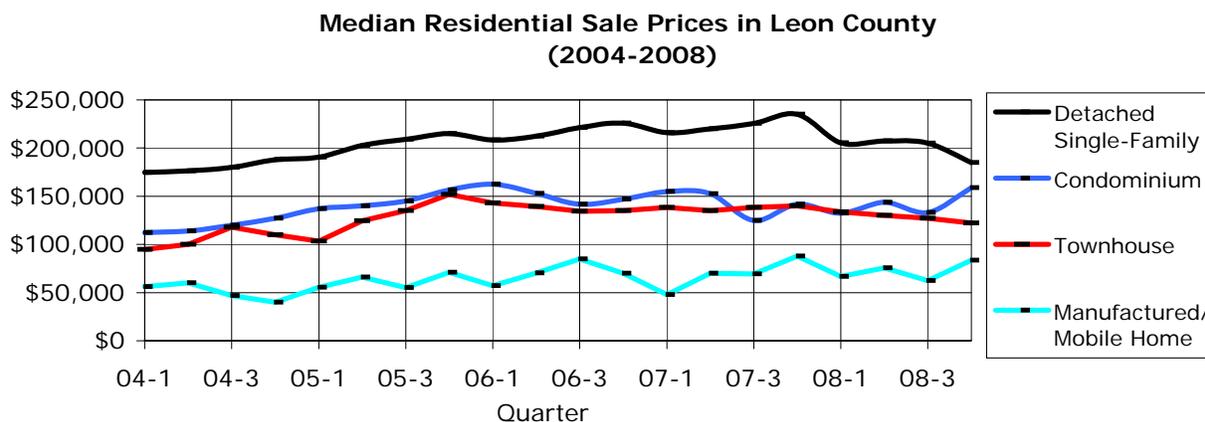
**Figure 6-13**  
**Median Residential Sale Prices in Leon County (2004-2008)**

| Quarter | Detached Single-Family | Condominium | Townhouse | Manufactured/Mobile Home |
|---------|------------------------|-------------|-----------|--------------------------|
| 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                 |
| 2008-1  | \$205,500              | \$132,500   | \$133,650 | \$66,700                 |
| 2008-2  | \$207,250              | \$143,500   | \$130,000 | \$75,500                 |
| 2008-3  | \$205,000              | \$133,000   | \$127,000 | \$62,400                 |
| 2008-4  | \$185,000              | \$158,900   | \$122,200 | \$83,500                 |

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 6-14**  
**Median Residential Sale Prices in Leon County (2004-2008)**



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

Source: Tallahassee Board of Realtors, Market Trends & Research