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• JOHN'S VIEWPOINT

Most of the country is expected to see extreme high temperatures as we begin July. A few months ago, I highlighted some of the top beaches in St. Johns County. This month I mention of few of the best places to cool off and enjoy the ocean views in Nassau and Duval counties in NE Florida.

We are continuing to make changes on the newsletter and on the website. If you are able, please visit this link ... ([GOOGLE REVIEW](#)) or use the QR CODE below and provide a personal google review. This personal google review follows me and is very helpful for anyone searching online and would be greatly appreciated!



If you have a new business or restaurant that you like, please share with me. Thanks for reading!

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A few months ago I highlighted the beaches of St. Johns County. This month I will mention some of the best spots to admire the Atlantic Ocean in Nassau and Duval counties! From north to south, check out ...

Fort Clinch State Park

Fort Clinch offers a great place to search for seashells and hunt for sharks' teeth. In addition to a great beach, enjoy a walk or bike along the miles of nature trails including a six-mile off-road trail or 3.3 miles paved trail. Fishing is available at the half-mile pier and nearby jetties. There is also a picnic area, showers, and restrooms.

Fernandina Beach & Amelia Island

Amelia Island offers several beaches to enjoy including Main Beach which provides many activities including putt-putt golf, skate park, and dining opportunities. Seaside Park provides a great beach plus family friendly restaurants, ice cream shops, and a variety of accommodations. American Beach includes the A.L. Lewis Museum that explains the creation of this beach created in 1935 in response to Florida's segregation laws.

Little Talbot Island State Park

Little Talbot Island offers more than 5 miles of pristine beach on one of the few remaining undeveloped barrier islands. The natural beauty includes eroding sun-bleached roots and fallen cedars and palms to enjoy. Enjoy beachcombing, surfing, fishing, hiking, birdwatching, a winding kayak journey along the bluffs of Myrtle Creek and camping in a lush forest hammock.

Huguenot Memorial Park

This 449-acre city-run park is bordered by ocean, inlet and river. It's located on Fort George Island, just over the St. Johns River from Mayport. The beach here is long and wide, and provides the perfect environment for wildlife. The park is popular with families since the area along the inlet is calm and shallow.

Kathryn Abbey Hanna Park

This 450-acre park lies south of historic Mayport village and features 1-½ miles of sandy beach. Swim, sail, fish, or surf in the sparkling Atlantic water. As an added treat, the park has a 60-acre freshwater lake that is nice for kayaking and canoeing. There are lakeside picnic tables and grills, and nature trails wind around the lake and through the park.

Atlantic Beach / Neptune Beach

These two beach towns offer miles of golden-sand beaches that are perfect for swimming, surfing, or relaxing. Beach access is available at most eastern street ends. Parking is limited but there is a pay parking lot available in Atlantic Beach. There are showers at some access points and lots of dining options to enjoy.



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JULY 2026 ... AREA EVENTS

First Coast Report

July 2026



JULY 2026 ... AREA EVENTS

NOTE: THESE ARE CLICKABLE LINKS THAT WILL TAKE YOU TO THE EVENT PAGE

- July 4** - [City of Palatka Annual 4th of July Celebration](#) - (Palatka)
- July 4** - [American Pride 4th of July @ Moosehaven](#) - (Orange Park)
- July 4** - [Light Up Amelia @ Waterfront Park](#) - (Fernandina Beach)
- July 4** - [United Flagler 4th @ Flagler Executive Airport](#) - (Palm Coast)
- July 4** - [St. Augustine's Independence Day Celebration](#) - (Downtown St. Augustine)
- July 4** - [Jacksonville 4th of July Celebration Downtown](#) - (Jacksonville)
- July 5** - [Charlotte Crown vs. Jacksonville Waves @ VyStar Arena](#) - (Jacksonville)
- July 7-12** - [Durham Bulls vs. Jacksonville Jumbo Shrimp @ VyStar Ballpark](#) - (Jax)
- July 10** - [70's Disco Cruise aboard the Royal Princess Yacht](#) - (Jacksonville)
- July 11** - [Bridge of Lions 5K Run](#) - (St. Augustine)
- July 11** - [Billy Bob Thornton @ Ponte Vedra Music Hall](#) - (Ponte Vedra) - SOLD OUT!!
- July 17** - [The Fixx with the Smithereens @ Ponte Vedra Music Hall](#) - (Ponte Vedra)
- July 17** - [Men at Work with Toad the Wet Sprocket @ The Amp](#) - (St. Augustine)
- July 18** - [Last Splash Summer Fun in the Sun @ Ronnie Van Zant Park](#) - (Green Cove Springs)
- July 18** - [Dierks Bentley with Ricky Skaggs @ The Amp](#) - (St. Augustine)
- July 18** - [Iowa Barnstormers vs Jacksonville Sharks @ VyStar Arena](#) - (Jacksonville)
- July 24** - [Yacht Rock Summer Tour @ The Florida Theatre](#) - (Jacksonville)
- July 24** - [Cody Johnson @ VyStar Arena](#) - (Jacksonville)
- July 25** - [Captain Midnight Band @ Colonial Oak Music Park](#) - (St. Augustine)
- July 25** - [Ultimate Rush Tribute Band @ Cafe Eleven](#) - (St. Augustine Beach)
- July 26** - [Green Bay Blizzard vs Jacksonville Sharks @ VyStar Arena](#) - (Jacksonville)
- July 28-31** - [Memphis Redbirds vs. Jacksonville Jumbo Shrimp @ VyStar Ballpark](#) - (Jax)



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PUTNAM COUNTY UPDATE

NOTE: THESE ARE CLICKABLE LINKS THAT WILL TAKE YOU TO THE BUSINESS PAGE

Putnam County is growing and offers excellent pricing compared to neighboring counties. Downtown Palatka is seeing renewed interest and development from investors, business owners, and homebuyers alike. Downtown Palatka sits directly on the St. Johns River, offering a scenic, walkable environment. A riverfront amphitheater and open green space provide venues for concerts and community gatherings, creating a welcoming atmosphere that continues to draw both locals and visitors.

Investors are purchasing properties, opening businesses, and restoring historic buildings. These efforts are bringing new life to structures that have existed for more than a century. This activity isn't limited to one neighborhood. Growth is happening across the North Historic District, South Historic District, and downtown business district. Despite this growth, Palatka remains more affordable than surrounding markets as prices are still much more affordable than in areas like Jacksonville, St. Johns County, Alachua County, and Flagler County. That creates opportunities for investors to make a good return.

Storefront businesses are in demand, and there is growing interest in mixed-use spaces.

Here a few restaurants to check out on a visit to Putnam County ...

Velcoff's Corner - Authentic Southern comfort food and classic American favorites are featured here at a location just steps away from the Palatka boat ramp.

The Magnolia Cafe - Located on St. Johns Ave., the Magnolia touts locally sourced ingredients and offers a variety of sandwiches and brunch fare.

The Fillin' Station - Another great option is The Fillin' Station Bar & Grill featuring a beautiful building with cool outdoor seating and a nice bar. Featured items are the smash burgers, interesting appetizers, and a variety of other sandwich options including Mahi, Chicken, and a Shrimp Bo Boy .

Renegades on the River - If you are looking for a destination on the St. Johns River, check out Renegades. From fresh seafood and pizza to full entrée options, there is something for everyone. Stop in for a quick bite, linger over a full meal, or unwind with a cold drink while enjoying river views, boat traffic, live music, and Florida sunsets.



JOHN'S VIEWPOINT

First Coast Report

July 2026

Valued Friends and Customers ...Thanks for taking the time to read my newsletter!

June was a very successful month for me with two closed listings. I also helped four buyers close on their new homes, including three new construction homes. New construction continues to have lots of inventory with builders offering incentives that include price reductions, rate buydowns, and other incentives like gourmet kitchens and swimming pools. There are many new neighborhoods being built all over NE Florida despite a downward trend in migration into Florida.

MY LISTINGS

SHEARWATER



254 SEAFORTH DR

This better than new Trevi floor plan with a beautiful water-to-preserve view is now available in Shearwater! You will love relaxing on the screened lanai enjoying this prime lot that had a \$42k builder premium. This home is move in ready as all appliances convey including garage refrigerator, washer & dryer plus all the furnishings are available. Awesome kitchen with double ovens and gas stove. Upgraded ceiling fans.

RIVERTOWN



100 TWILIGHT TEAR WAY

Welcome home to 100 Twilight Tear Way ... the popular Clarendon floor plan on an awesome water-to-preserve lot in Rivertown! Lots of structural and design options are yours to enjoy in this 3,529 square foot home offering 5 bedrooms and 4 1/2 baths. Custom organizers added to the kitchen pantry and master bedroom closet.

VILLAGES OF SELOY



44 UTINA WAY

[VIEW LISTING](#)

RIVERTOWN



254 OAK SHADOW PL

[VIEW LISTING](#)



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