

Naval Station Mayport Housing Guide

NS Mayport sits at the mouth of the St. Johns River, and NAS Jacksonville sits about 20 miles west across the same metro area. Most families searching for housing near Mayport do not realize how much that second base shapes the decision.

We help you figure out which side of Jacksonville actually works for your household before you sign a lease or make an offer.

[Contact us today!](#)

What Makes Housing at NS Mayport Different

Jacksonville is a two-installation city, and that changes how families should approach the housing search. NS Mayport and NAS Jacksonville sit roughly 20 miles apart, which means a neighborhood that looks perfect for Mayport access can add real time to a commute if your household also needs NAS Jacksonville.

There are no schools on NS Mayport itself. Every military family in the area, on base or off, sends their kids to Duval County Public Schools. That single fact removes one variable from the housing decision but adds

another, since school zone research needs to happen alongside the neighborhood search rather than after it.

Families who confirm both their commute needs and their school zone before touring homes consistently end up with fewer surprises during their first month.

On-Base Housing at Naval Station Mayport

Is it available? Yes. NS Mayport Homes offers 972 privatized homes across four neighborhoods, with two to five bedroom options depending on rank and family size.

Who manages it? Balfour Beatty Communities manages the entire on-base community, including maintenance, leasing, and neighborhood assignments.

What you need to apply: Submit your PCS orders and complete the housing application through the Housing Service Center at (904) 270-5738, ideally the same day you receive orders.

What to ask before applying: Ask which of the four neighborhoods, Bennett Shores West, Bennett Shores East, Ribault Bay Village, or Marsh Cove, fits your rank and family size. Bennett Shores East is reserved for officers and E-7 through E-9, while the other three are open to all ranks. Also ask about current wait times, since they typically run 8 to 12 months depending on bedroom count.

Compare on-base and off-base options before you commit.

Where Military Families Live Near NS Mayport

Jacksonville gives families real choices depending on how much they prioritize beach access versus commute flexibility versus BAH stretch. Here is how the neighborhoods break down.

Best for shortest commute and beach access: Atlantic Beach sits under 15 minutes from the Mayport gates and offers genuine coastal living, with walkable stretches and a strong sense of place. Pricing runs higher here than inland options.

Best for a quieter coastal feel: Neptune Beach sits just south of Atlantic Beach with a similar commute time and a more residential pace.

Best for families splitting time between both bases: Intracoastal West sits roughly halfway between Mayport and NAS Jacksonville, running 25 to 40 minutes to Mayport but considerably closer to the other installation. This is where BAH tends to stretch furthest.

Best for long-term buyers: Ponte Vedra and Nocatee sit 35 to 45 minutes from Mayport but have held their home values steadily, which matters for families planning to stay a full tour or longer.

Worth watching: Beach-adjacent listings can run well above BAH for junior and mid-grade enlisted families. Confirm current rental pricing for

your specific target street before assuming affordability based on the neighborhood name alone.

NEIGHBORHOOD COMPARISON MATRIX			
Neighborhood	Commute to Base	Price Level	Best For
Atlantic Beach	15–20 minutes	Moderate	Young professionals, smaller households
Neptune Beach	18–22 minutes	Moderate to High	Families, beach lovers, active lifestyle
Intracoastal West	12–18 minutes	Moderate	Families, easy base access, good value
Ponte Vedra	20–25 minutes	High	Families, top-rated schools, upscale living
Nocatee	25–30 minutes	High	Growing families, modern master-planned community



Should You Rent or Buy Near NS Mayport?

Situation	Better Option
Tour under 2 years	Rent
Household needs access to both Mayport and NAS Jacksonville	Rent first, confirm commute reality

3 or more years expected	Consider buying
Buying in Ponte Vedra or Nocatee	Home values have held steady
New to the Jacksonville area	Rent first, learn the metro

Florida charges no state income tax, which adds real value to every BAH dollar regardless of whether you rent or buy. Home values in Ponte Vedra and Nocatee have held steady even through broader market shifts, which supports buying for families planning to stay a full tour.

Renting first genuinely helps if your household needs regular access to both installations, since a neighborhood that looks ideal for one commute does not always work for two.

How Far BAH Goes Near NS Mayport

2026 BAH at NS Mayport ranges from \$2,046 per month for E-1 through E-4 with dependents up to \$2,757 per month for an O-6 with dependents. Rates decreased approximately 2.4% from 2025, so the budget is slightly below last year's figures if you are comparing.

Average local rent runs around \$1,700 per month, and the average home price sits near \$330,000. Both numbers stay manageable against most BAH rates once you move even a short distance inland from the direct beach communities.

High-cost watch: beach-adjacent rentals in Atlantic Beach and Neptune Beach frequently run above BAH for junior enlisted pay grades. Verify current listings for your specific target street rather than relying on neighborhood averages.



Commute, Gates, and Daily Access

Knowing which side of Jacksonville you are optimizing for matters more here than at most single-installation bases.

Mayport gates: Atlantic Boulevard and Mayport Road are the primary corridors connecting the beach communities directly to the base.

Route to NAS Jacksonville: J. Turner Butler Boulevard links Intracoastal West and the broader Jacksonville metro to both installations, making it the practical corridor for households needing access to each base.

Peak traffic windows: Beach-area traffic runs heaviest during Florida's tourist season, while inland routes stay lighter most of the year.

If your household needs regular access to both Mayport and NAS Jacksonville, drive both commutes from any neighborhood you are seriously considering before signing anything. A location built for one base does not always serve the other well.

PCS Arrival, Temporary Lodging, and Your First 30 Days

Contact the Housing Service Center at (904) 270-5738 the same day you receive orders

Decide early whether you are optimizing for Mayport alone or reasonable access to both installations

Confirm your Duval County school zone before committing to any neighborhood

Book temporary lodging early, since beach-area availability fills quickly during PCS season

Drive your actual commute route at a realistic time of day before signing a lease or purchase agreement

Confirm current wait times for on-base housing directly with the Housing Service Center, since they shift throughout the year

YOUR FIRST 30 DAYS AT NS MAYPORT



1. Contact Housing Service Center



2. Decide Your Commute Priority



3. Confirm School Zone



4. Book Temporary Lodging Early



5. Drive Your Actual Commute



6. Confirm On-Base Wait Times



Find the Right Fit for Your Family

Need	Where to Start
Kids and schools	Confirm your Duval County zone before choosing a neighborhood
Access to both installations	Intracoastal West typically offers the most practical middle ground
Short commute and beach lifestyle	Atlantic Beach or Neptune Beach
Long-term buyers	Ponte Vedra and Nocatee for steadier home values
Pets	On-base housing is pet-friendly, confirm off-base landlord policies individually

Connect with military families who know Jacksonville.

The MilHousing Network NS Mayport community on Facebook is where military families share honest neighborhood recommendations, commute experiences, and local advice from people currently navigating both Mayport and NAS Jacksonville.

Local Housing Market Near NS Mayport

Metric	Current Picture
Average home price	Approximately \$330,000
Average rent	Approximately \$1,700 per month
Inventory level	Moderate, tighter directly on the beach
Market competitiveness	Competitive in beach communities, more balanced inland
BAH fit	Strong inland and in Intracoastal West, tighter in beach-adjacent zones

Get Personalized Housing Help Near NS Mayport

[Contact us](#) .!

Frequently Asked Questions

Is there on-base housing at NS Mayport? Yes. NS Mayport Homes offers 972 privatized units across four neighborhoods, managed by Balfour Beatty Communities. Wait times typically run 8 to 12 months depending on rank and bedroom count.

What are the best places to live near NS Mayport? Atlantic Beach and Neptune Beach offer the shortest commute with genuine coastal character. Intracoastal West works best for households needing access to

both Mayport and NAS Jacksonville. Ponte Vedra and Nocatee suit families buying for the long term.

Should I rent or buy near NS Mayport? For tours under two years, renting keeps you flexible while you learn the metro. For three or more years, buying becomes financially reasonable, especially in Ponte Vedra or Nocatee where home values have held steady, combined with Florida's lack of state income tax.

How far in advance should I start looking before PCSing to NS Mayport? Sixty days out works well for off-base housing. On-base applications should go in the day orders arrive, since wait times run 8 to 12 months. Beach-area rentals move fastest during peak PCS season.

Does BAH usually cover housing near NS Mayport? For most pay grades with dependents, yes, particularly inland and in Intracoastal West. Direct beach communities like Atlantic Beach and Neptune Beach can push above BAH for junior enlisted pay grades, so verify current listings for your specific target street.

We can help you more, [Contact us today!](#)