



St. John Information

HISTORY

Archeological discoveries show that Indians lived on St. John as early as 710 B.C. Columbus named the islands for various saints and made landfall on St. Croix; however no lasting settlements were in place in the Virgin Islands until the 1720's.

The Danes took possession in 1694 and established the first permanent European settlement at Estate Carolina on St. John in 1718. By 1733 there were 109 sugar and cotton plantations on the island. The emancipation of slaves in 1848 was one of several factors that led to the decline of St. John's plantations. The population declined to about 900 residents by the 1900's.

The Virgin Islands made the headlines in 1917 when the United States purchased the islands from Denmark and the first seeds of a tourism industry began to sprout. Among those discovering St. John was Laurance Rockefeller, who purchased land and transferred it to the Federal Government to be designated as the Virgin Islands National Park. Today the VI National Park owns over 1/2 of St. John, including 5,650 acres of submerged lands.

LOCATION St. John is located ... 1075 miles East/Southeast of Miami, Florida
50 miles East of Puerto Rico
3 miles East of St. Thomas

St. John is 19 square miles – 9 miles long, 2 miles wide

Highest elevation: Bordeaux Mountain at 1,277 feet

Population: Approximately 5,000 permanent residents

Climate: Average rain fall: 43 inches (September—October & May—June)
Winter temperatures: 77–84 degrees
Summer temperatures: 82–90 degrees

REAL ESTATE OWNERSHIP

Ownership is “fee simple”, under the U.S. flag. There are no restrictions against purchasing solely for investment, and no laws dictating when, if ever, you must build on undeveloped land.

Property taxes are relatively low compared to many stateside areas. The property tax is 1.25% of 60% of the assessed value, i.e.: \$750 per \$100,000 of value.

All real estate transactions require a Government Transfer Tax (stamp tax), which can be paid by the buyer or seller.

- 2% for property valued up to \$350,000
- 2.5% for property valued from \$350,001 to \$1,000,000
- 3% for property valued from \$1,000,001 to \$5,000,000
- 3.5% for property valued over \$5,000,001

Mortgage loans are available with banking institutions doing business in the Virgin Islands. Most banks require the buyer to pay for a property appraisal, a survey and surveyor's certificate, title search and title insurance, and bank attorney fees.

