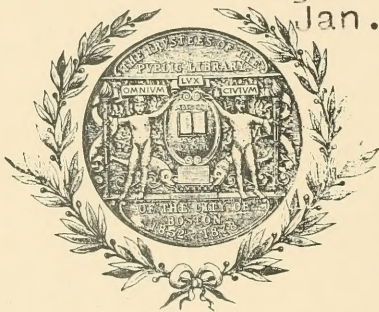


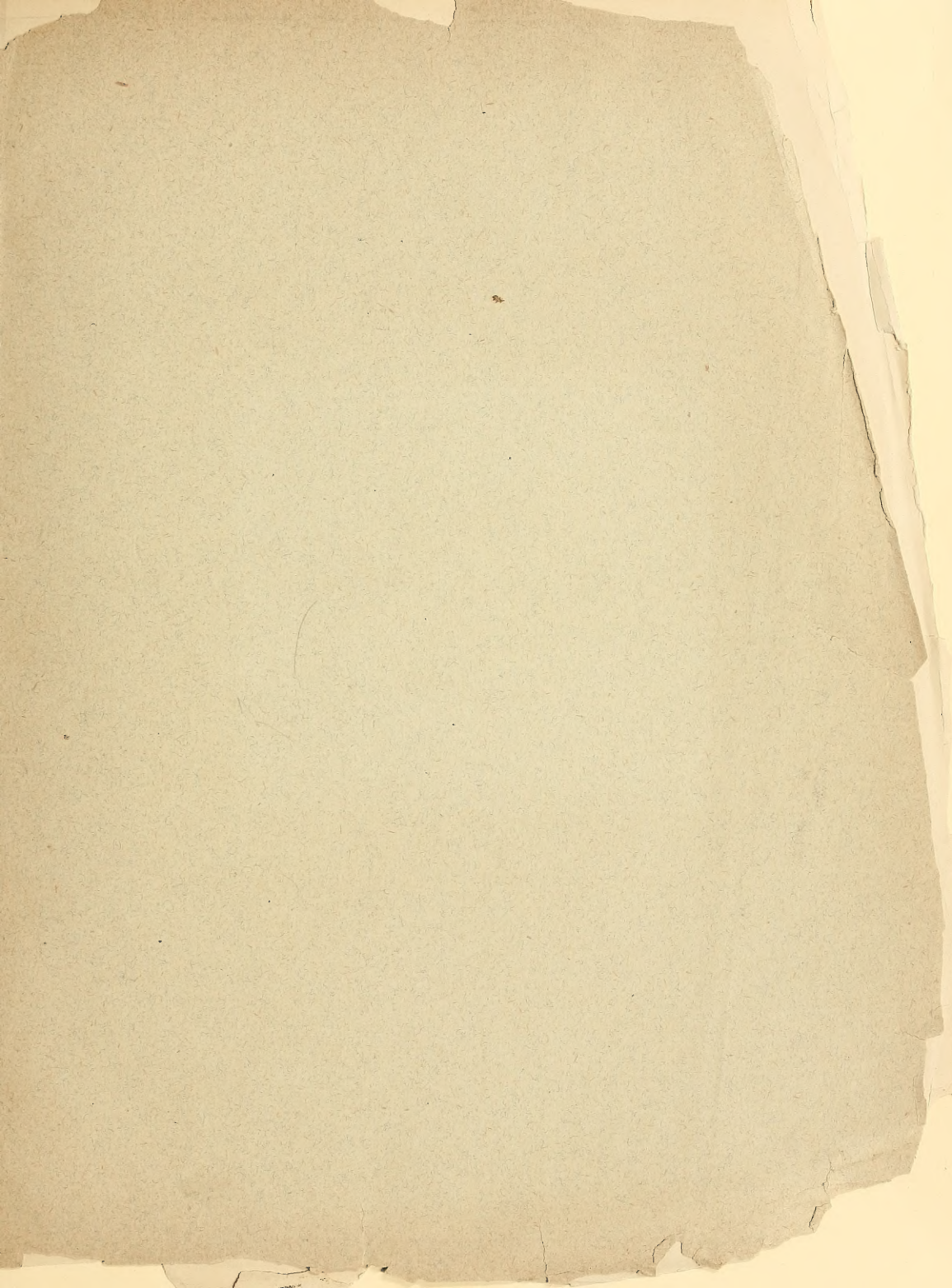


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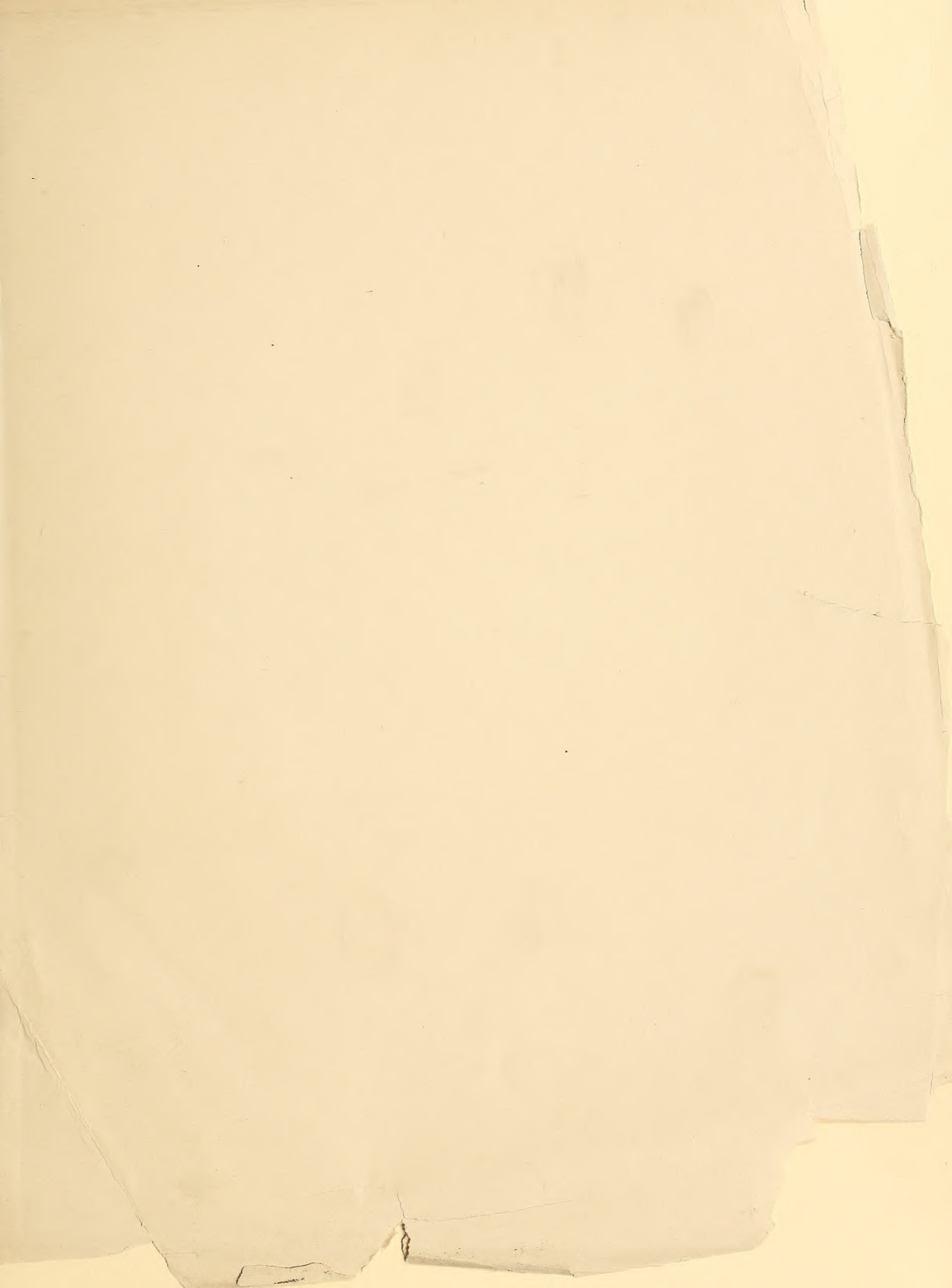
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# EXTRA CENSUS BULLETIN.

No. 96.

WASHINGTON, D. C.

October 15, 1894.

## STATISTICS OF FARMS, HOMES, AND MORTGAGES.

### OWNERSHIP AND DEBT IN FLORIDA.

DEPARTMENT OF THE INTERIOR,

CENSUS OFFICE,

WASHINGTON, D. C., September 29, 1894.

SIR:

The leading results of the investigation of farm and home proprietorship in Florida for 1890, conducted by Special Agents George K. Holmes and John S. Lord, are contained in this bulletin. In regard to farms, the conclusion is that 34.84 per cent of the farm families hire and 65.16 per cent own the farms cultivated by them; that 2.95 per cent of the farm owning families own subject to incumbrance and 97.05 per cent own free of incumbrance. Among 100 farm families, 35 hire their farms, 2 own with incumbrance, and 63 without incumbrance. On the owned farms there are liens amounting to \$860,380, which is 31.21 per cent of their value, and this debt bears interest at the average rate of 10.72 per cent, making the average annual interest charge \$131 to each family. Each owned and incumbered farm, on the average, is worth \$3,921, and is subject to a debt of \$1,224.

The corresponding facts for homes are that 62.54 per cent of the home families hire and 37.46 per cent own their homes; that of the home owning families 95.38 per cent own free of incumbrance and 4.62 per cent with incumbrance. In 100 home families, on the average, 62 hire their homes, 2 own with incumbrance, and 36 without incumbrance. The debt on owned homes aggregates \$765,073, or 38.43 per cent of their value, and bears interest at the average rate of 10.32 per cent, so that the annual amount of interest to each home averages \$105. An average debt of \$1,017 incumbers each home, which has the average value of \$2,647.

There are 3 cities in the state in the class of those having a population of 8,000 to 100,000, and in these cities 68.52 per cent of the home families hire and 31.48 per cent own their homes, and of the home owning families 10.47 per cent own with incumbrance and 89.53 per cent own free of incumbrance. In 100 home families, on the average, are found 69 that hire their homes, 3 that own with incumbrance, and 28 that own without incumbrance. The liens on the owned homes are 36.64 per cent of the value of those subject to lien. Several averages show that the rate of interest is 9.85 per cent; value of each owned and incumbered home, \$2,956; lien on the same, \$1,083, and yearly interest charge on each home, \$107.

Real estate purchase and improvements, when not associated with other objects, caused 67.57 per cent of the farm families to incur 73.60 per cent of the farm debt and 69.95 per cent of the home families to incur 67.87 per cent of the home debt.

Very respectfully,

CARROLL D. WRIGHT,

*Commissioner of Labor in charge.*

The SECRETARY OF THE INTERIOR.

C. O. P.—4m

## FARMS, HOMES, AND MORTGAGES.

TABLE 1.—NUMBER AND PERCENTAGE OF FAMILIES OCCUPYING OWNED AND HIRED AND FREE AND INCUMBERED FARMS AND HOMES : 1890.

CIVIL DIVISIONS.	Aggregate.	FAMILIES OWNING.			Families hiring.	PERCENTAGE OF FAMILIES OWNING AND HIRING.		PERCENTAGE OF FAMILIES OWNING FREE AND INCUMBERED OF TOTAL OWNING FAMILIES.		PERCENTAGE OF FAMILIES OWNING FREE AND INCUMBERED OF TOTAL OWNING AND HIRING FAMILIES.	
		Total.	Free.	Incumbered.		Owning.	Hiring.	Free.	Incumbered.	Free.	Incumbered.
The State .....	80,059	40,135	38,680	1,455	39,924	50.13	49.87	96.37	3.63	48.31	1.82
For farms.....	36,625	23,866	23,163	703	12,759	65.16	34.84	97.05	2.95	63.24	1.92
For homes.....	43,434	16,269	15,517	752	27,165	37.46	62.54	95.38	4.62	35.73	1.73
Three cities (for homes).....	9,677	3,046	2,727	319	6,631	31.48	68.52	89.53	10.47	28.18	3.30
Jacksonville .....	3,595	1,192	972	220	2,403	33.16	66.84	81.54	18.46	27.04	6.12
Key West.....	3,442	905	879	27	2,536	26.32	73.68	97.02	2.98	25.54	0.78
Pensacola.....	2,640	948	876	72	1,692	35.91	64.09	92.41	7.59	33.18	2.73
Rest of state (for homes).....	33,757	13,223	12,790	433	20,534	39.17	60.83	96.73	3.27	37.89	1.28

TABLE 2.—VALUE OF FARMS AND HOMES OCCUPIED BY OWNERS AND INCUMBERED AND AMOUNT AND PERCENTAGE OF INCUMBRANCE THEREON : 1890.

CIVIL DIVISIONS.	Number of families owning with incumbrance.	Value.	Incumbrance.	Percentage of incumbrance of value.
The State.....	1,455	\$4,747,522	\$1,625,453	34.24
For farms.....	703	2,756,726	860,380	31.21
For homes.....	752	1,990,796	765,073	38.43
Three cities (for homes).....	319	942,905	345,452	36.64
Jacksonville .....	220	662,055	225,243	34.02
Key West.....	27	156,900	52,500	33.46
Pensacola.....	72	123,950	67,709	54.63
Rest of state (for homes).....	433	1,047,891	419,621	40.04



TABLE 3.—AMOUNT OF ANNUAL INTEREST CHARGE AND AVERAGE VALUE, INCUMBRANCE, ANNUAL INTEREST CHARGE, AND ANNUAL RATE OF INTEREST FOR FARMS AND HOMES OCCUPIED BY OWNERS AND INCUMBERED: 1890.

CIVIL DIVISIONS.	Average value of each incumbered farm or home.	Average incumbrance on each farm or home.	Total annual interest charge.	Average annual interest charge on each farm or home.	Average annual rate of interest.
The State.....	\$3,263	\$1,117	\$171,178	\$118	10.53
For farms.....	3,921	1,224	92,229	131	10.72
For homes.....	2,647	1,017	78,949	105	10.32
Three cities (for homes).....	2,956	1,083	34,028	107	9.85
Jacksonville.....	3,009	1,024	19,189	87	8.52
Key West.....	5,811	1,944	8,138	301	15.50
Pensacola.....	1,722	940	6,701	93	9.90
Rest of state (for homes).....	2,420	969	44,921	104	10.71

TABLE 4.—PERCENTAGE OF FAMILIES OCCUPYING OWNED AND INCUMBERED FARMS AND HOMES AND OF AMOUNT OF INCUMBRANCE THEREON, BY RATES OF INTEREST: 1890.

RATES OF INTEREST.	THE STATE.				FOR HOMES IN CITIES OF 8,000 TO 100,000 PEOPLE.	
	For farms.		For homes.		For number of families.	For amount.
	For number of families.	For amount.	For number of families.	For amount.		
Under 6 per cent.....	0.71	0.16	0.13	0.65	0.31	1.45
6 per cent.....	0.28	0.60	4.25	3.25	6.90	5.69
7 per cent.....			1.86	3.92	4.39	8.67
8 per cent.....	8.54	8.71	12.90	13.15	17.55	22.12
6 to 8 per cent, inclusive.....	8.96	9.36	19.01	20.32	28.84	36.48
Over 6 per cent.....	99.01	99.24	95.62	96.10	92.79	92.86
Over 8 per cent.....	90.33	90.48	80.86	79.03	70.85	62.07
Over 10 per cent.....	41.81	32.98	29.26	25.57	14.42	15.47
Over 12 per cent.....	13.80	7.68	9.18	9.27	9.09	13.24





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