



Martin County Property Appraiser
Jenny Fields, CFA

ST LUCIE
FALLS

INTERACTIVE CALENDAR

[Searches](#)[Homestead Exemption](#)[Tools & Downloads](#)[Forms](#)[Learn More](#)[News](#)[Our Office](#)

"We VALUE Martin!"

We are committed to helping you understand the valuation process by delivering the outstanding customer service you deserve and expect.

A handwritten signature in black ink that reads "Jenny".

Jenny Fields, CFA

[MEET JENNY >](#)[E-NEWS SIGN UP >](#)[OUTREACH CALENDAR >](#)[SCHEDULE A SPEAKER >](#)

INTERACTIVE CALENDAR

«

January

▼

2024

▼

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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
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	1 <div><div>Date of Assessment in the State of Florida</div><div>Office Closed for New Year's Day</div></div>	2 <div><div>January E-News</div><div>Hobe Sound Chamber of Commerce</div></div>	3 <div><div>iCareCommunity Magazine</div></div>	4 <div><div>Rotary Club of Stuart-Sunrise</div><div>Out2News</div></div>	5 <div><div>Indiantown Chamber of Commerce</div><div>Stuart/Martin County Chamber of Commerce</div></div>	6
7 <div><div>Friends and Neighbors of Martin County</div></div>	8 <div><div>Portability Video</div></div>	9	10	11 <div><div>St. Lucie Falls</div></div>	12 <div><div>Tangible Personal Property Tax Return Mailing</div></div>	13
14	15 <div><div>Office Closed for Martin Luther King Jr. Day</div></div>	16	17 <div><div>Florida Institute of Certified Public Accountants Sailfish Chapter</div></div>	18	19	20
21	22 <div><div>Merit Title</div></div>	23	24	25 <div><div>Jensen Beach Chamber of Commerce</div></div>	26	27
28	29	30	31			

- Presentations
- Publications
- Important Dates
- Videos
- Mailings
- Volunteering

INTERACTIVE CALENDAR

St. Lucie Falls 🚗



Jenny Fields will present to the residents at St. Lucie Falls in Stuart.

If you'd like more information about St. Lucie Falls, please visit their website at <https://www.stluciefallspoa.org/>.

Event Information

Event Date	January 11, 2024
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[Back](#)



Homestead Exemption & Benefits

HOMESTEAD EXEMPTION

How to Qualify

Own & reside in the home
on or before January 1st

Claim the home as your
primary residence

There is NO maximum required
days to live in your home – It
could be one day

REQUIRED DOCUMENTS

All Owners Who Reside in the Home:

Florida Driver's
License

Florida Vehicle
Registration

Florida Voter's
Card

Social Security
Number

HOMESTEAD EXEMPTION

Benefits

Saves hundreds
of tax dollars\$\$

SAVE ANNUAL TAX DOLLARS

EXAMPLE: REDUCTION ON YOUR ANNUAL PROPERTY TAXES

Property Taxes	WITH Homestead Exemption	WITHOUT Homestead Exemption
Assessed Value	\$400,000	\$400,000
Less Homestead Exemption	<u>- \$50,000</u>	<u>- \$0</u>
Taxable Value	\$350,000	\$400,000
Millage Rate*	\$17.00 <i>$(\\$350,000 \div 1000) \times \\17.00</i>	\$17.00 <i>$(\\$400,000 \div 1000) \times \\17.00</i>
Taxes Due	<u><u>\$5,950</u></u>	<u><u>\$6,800</u></u>

**Per Thousand Dollars of Taxable Value*

EXAMPLE: \$850 SAVINGS



HOMESTEAD EXEMPTION

Benefits

Saves hundreds
of tax dollars\$\$

Eligible for other
Exemptions

OTHER COMMON EXEMPTIONS

ELIGIBILITY FOR OTHER PROPERTY EXEMPTIONS

INDIVIDUAL AND FAMILY EXEMPTIONS

- Limited Income Senior Exemption for Persons 65 and Older
- Widow / Widower
- Disability

VETERAN AND ACTIVE DUTY MILITARY EXEMPTIONS

- Combat or Service-related Disability
- Deployed Military
- Surviving Spouse

PLUS 30+ OTHER EXEMPTIONS



Scan QR code for
information about
*Other Property
Exemptions*

HOMESTEAD EXEMPTION

Benefits

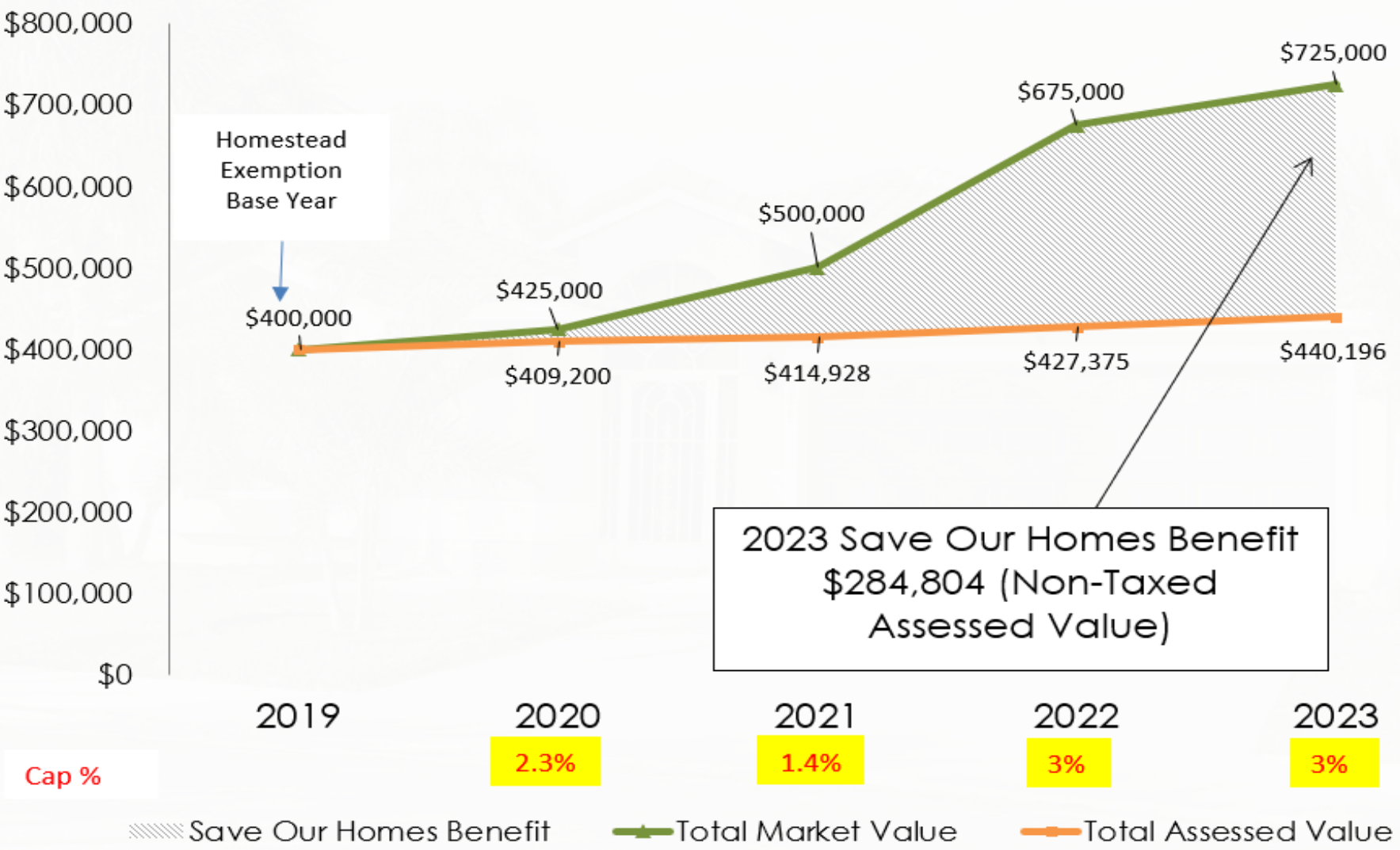
Saves hundreds
of tax dollars\$\$

Save our
Homes

Eligible for other
Exemptions

SAVE OUR HOMES BENEFIT

Market Value to Assessed Value Spread



- The Save Our Homes Benefit limits annual increases in assessed value of property with Homestead Exemption to three percent (3%) or the change in the Consumer Price Index (CPI), whichever is lower.
- This limitation applies only to property value, not property taxes.
- Does not include new construction such as a new swimming pool

SAVE OUR HOMES BENEFIT

Why are my taxes higher than my neighbors when we have the exact same house?

My Home



Market Value: 725,000
Assessed Value: 725,000
Exemptions: 50,000
Taxable Value: 675,000
Purchased: Last Year
Taxes: \$11,515

My Neighbor's Home



Market Value: 725,000
Assessed Value: 440,196
Exemptions: 50,000
Taxable Value: 390,196
Purchased: 5 Years Ago
Taxes: \$6,657

HOMESTEAD EXEMPTION

Benefits

Saves hundreds
of tax dollars\$\$

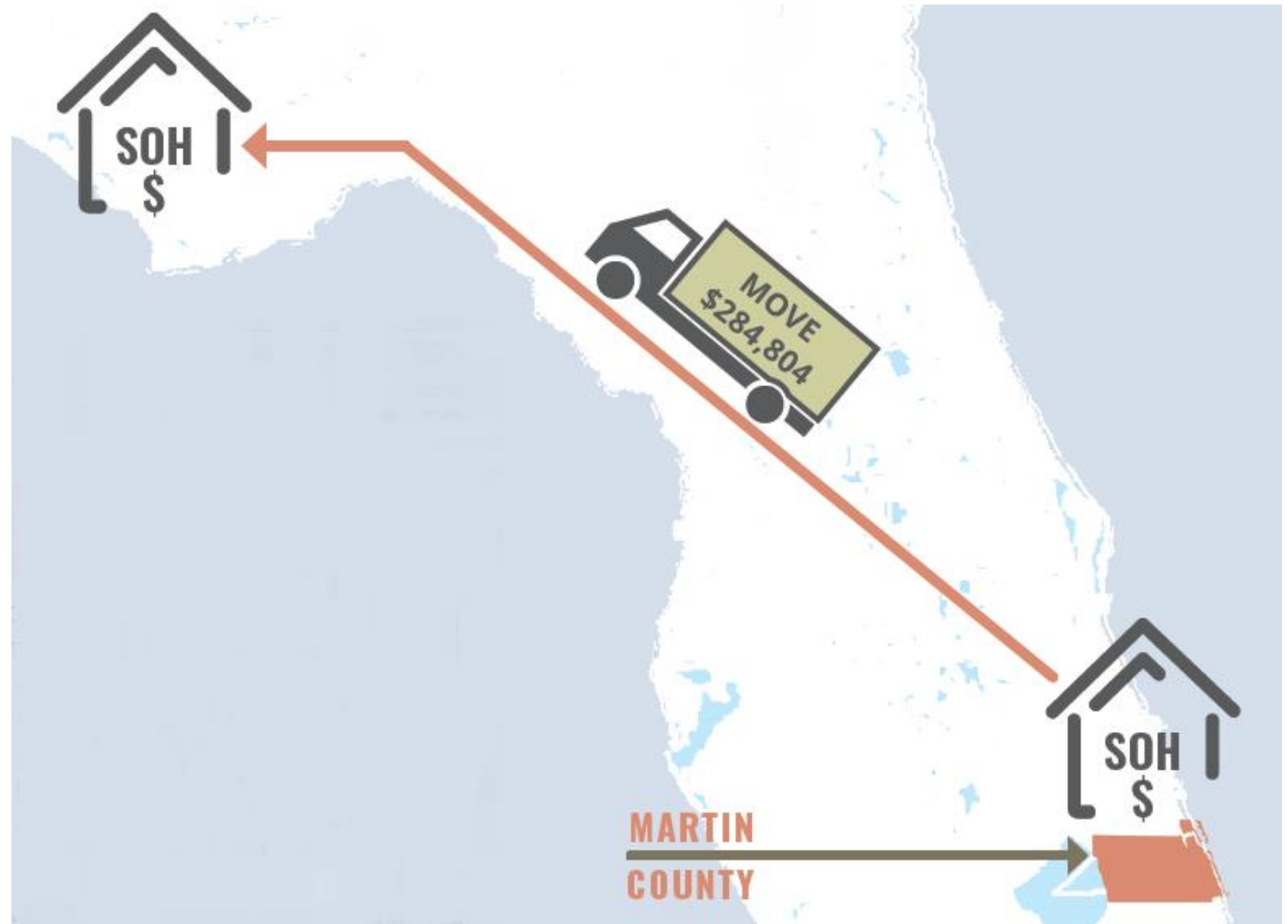
Save our
Homes

Eligible for other
Exemptions

Portability

PORTABILITY OF SAVE OUR HOMES

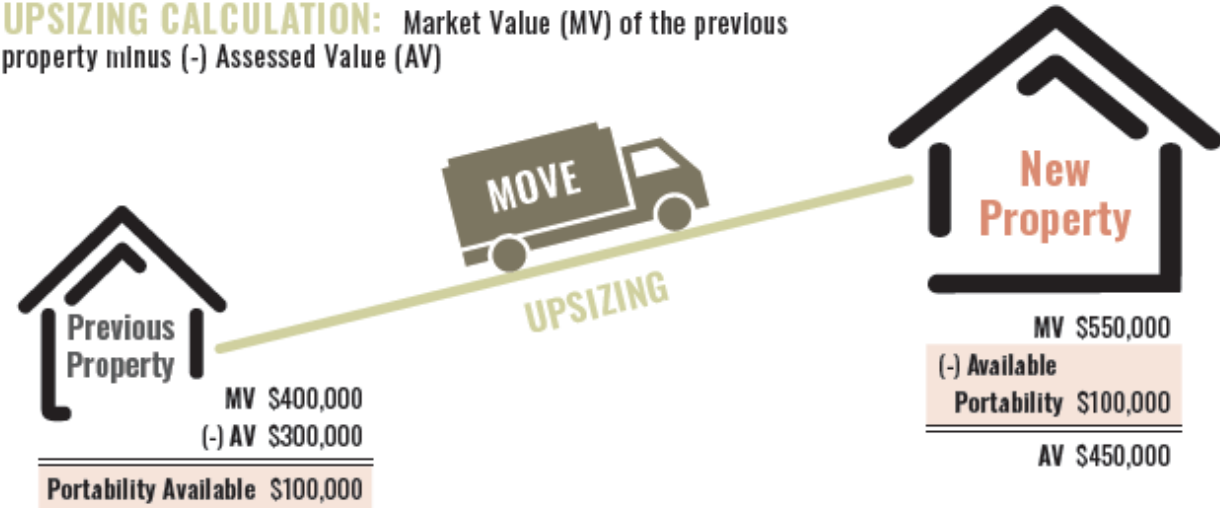
- While your homestead exemption is not transferable, you can “move” the accumulated SOH benefit from one homestead to another homestead, anywhere in Florida.
- You have from January 1st of the year you move, until January 1st three years later, to re-apply for homestead and retain the SOH benefit.



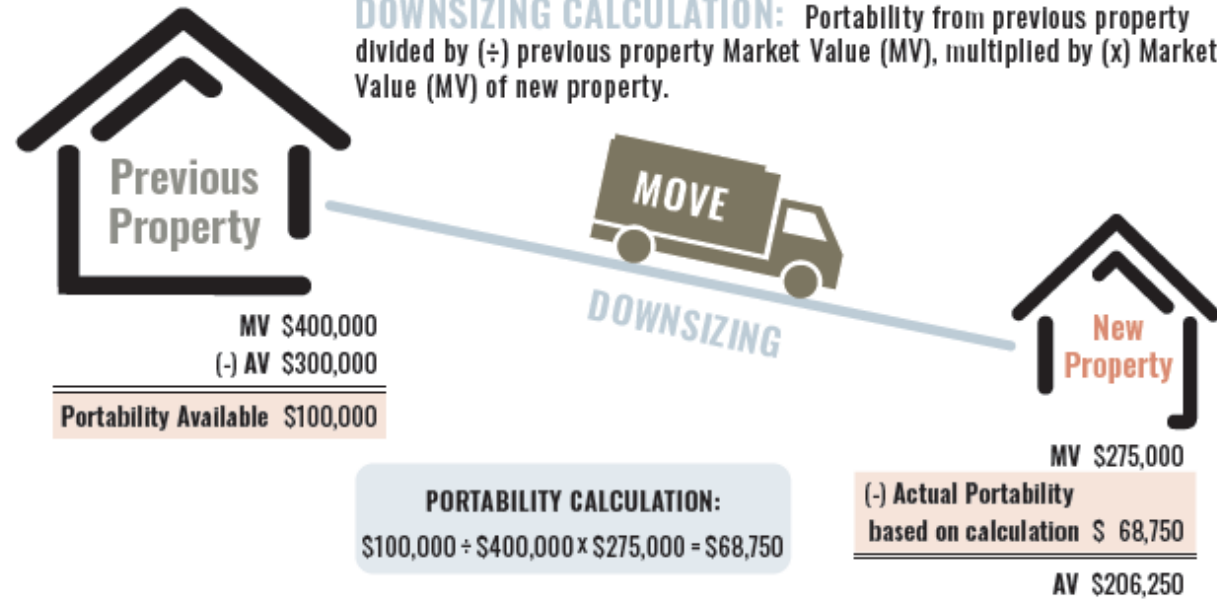
UPSIZE VS DOWNSIZE

- Compare Value to Value NOT Sale Price
- Use the *Property Tax Estimator* tool available on our website.

UPSIZING CALCULATION: Market Value (MV) of the previous property minus (-) Assessed Value (AV)



DOWNSIZING CALCULATION: Portability from previous property divided by (÷) previous property Market Value (MV), multiplied by (x) Market Value (MV) of new property.



Married? Divorced? Widowed?



MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Using your mobile device's camera,
scan this QR Code and visit us on:



MARRIED? DIVORCED? WIDOWED?

**If you got married, divorced, or are newly widowed,
please contact our Office to avoid losing your homestead exemption!**

MARRIED?



- Married couples can claim only **one** Homestead Property Tax Exemption or residency based exemption.
- If both of you currently own a homesteaded property, either in Florida or anywhere else in the United States, one of the exemptions will need to be removed no later than **January 1** after you are married.
- Failure to notify our Office could cause you to not only lose your Homestead Exemption, but also you may be subject to back assessment liens, penalties, and interest.

DIVORCED?



- A Final Judgement for Dissolution of Marriage automatically changes your property ownership from "*tenants by the entirety*" to "*tenants in common*." This means each spouse owns 50% interest in the property.
- A divorce can affect the amount of your homestead exemption as well as who benefits from the accumulated Save-Our-Homes benefit, also known as portability.
- Please contact our Office if you anticipate a divorce so that all parties may understand the different scenarios and portability calculation consequences.

WIDOWED?



- If you currently benefit from homestead exemption and have become widowed, you may qualify for an additional \$5,000 exemption off your property's assessed value. This equates to approximately \$100 in annual tax savings.
- To apply for this exemption, please visit our Stuart or Hobe Sound office and provide your Florida driver's license, social security number, and a copy of the death certificate.
- Once you qualify and receive this exemption, you are required to notify our Office if you re-marry as the exemption will need to be removed.

"WeVALUEMartin!"

Website: pa.martin.fl.us • Email: info@pa.martin.fl.us • (772) 288-5608

**This form must be
submitted to the
Property Appraiser
before you apply
for homestead on a
new property**



**DESIGNATION OF OWNERSHIP SHARES
OF ABANDONED HOMESTEAD**

Section 193.155(8), Florida Statutes

DR-501TS
R. 12/20
Rule 12D-16.002, F.A.C.
Eff. 12/20

File this form if you and your spouse (or former spouse) are current or former joint owners of qualifying property and want to designate shares of the homestead assessment difference. The designated shares can transfer to each of your new homesteads when you each apply for the homestead exemption on your properties.

Before either of you submits a Form DR-501T, Transfer of Homestead Assessment Difference, for a new homestead, submit this form to the property appraiser in the county where the abandoned homestead is located. If you apply for a new homestead exemption and want to transfer your designated share of the homestead assessment difference, attach a copy of this statement to your completed Form DR-501T in the county where the new homestead is located. Percentages must total 100 percent.

Abandoned Homestead				
County	Select County	Address		
Parcel ID				
Date abandoned				
Spouse 1 name as it appears on the joint title		Designated % ownership	Spouse 2 name as it appears on the joint title	Designated % ownership
		0%		0%

At the time the homestead was abandoned, we were married and jointly owned this property.

We designate the percentages above to each owner for transferring the homestead assessment difference when that owner establishes a new homestead.

We understand that when we file this designation with the property appraiser, it is irrevocable.

Under penalties of perjury, I declare that I have read the foregoing Designation and that the facts stated in it are true.	Under penalties of perjury, I declare that I have read the foregoing Designation and that the facts stated in it are true.
<hr/> Spouse 1 signature	<hr/> Spouse 2 signature



Property Damage Information

What is a Calamity?

A calamity occurs when your home is physically damaged or destroyed by an event beyond your control. This applies to both homesteaded and non-homesteaded property. This does not include damaged caused directly or indirectly by the property owner with the intent to damage or destroy the improvement.

How Does a Calamity Affect My Value?

How Does a Calamity Affect My Property Value?

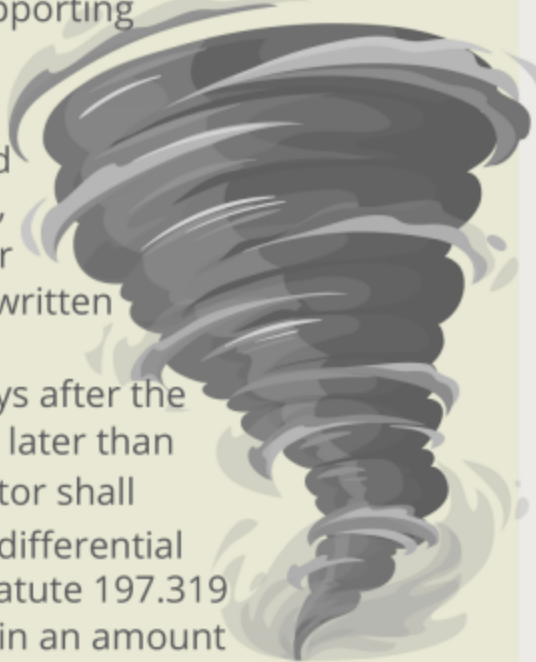
When a calamity occurs, is the responsibility of the property owner to notify the Office of the Property Appraiser as soon as possible. Any change in value as a result of the calamity will be reflected in the following tax roll year.

The Property Appraiser will consider the condition of the property as of January 1 after the event and any remaining damage will be taken into account for the next years value.

Any changes, additions or improvements, commenced within 3 years that replace all or a portion of the property, that was damaged or destroyed may not increase your assessed value.

When a calamity occurs on residential improvements that are rendered uninhabitable for at least 30 days, the property owner may request a refund of taxes for the portion of the year in which the home was deemed uninhabitable. This does not include structures that are not essential to the use and occupancy of the residential dwelling, such as detached garage, pool, or land.

An application needs to be filed with the Property Appraiser by March 1 of the year following the event. The Property Appraiser may request additional supporting documentation to determine whether the applicant is entitled to a refund. If entitled, the Property Appraiser must issue an official written statement to the Tax Collector within 30 days after the determination, but no later than April 1. The Tax Collector shall calculate the damage differential pursuant to Florida Statute 197.319 and process a refund in an amount equal to the catastrophic event refund.



How Does a Calamity Affect My Property Taxes?



Treasure Coast Real Estate Data (2023 Certified Tax Rolls)

TREASURE COAST REAL ESTATE DATA 2022

MARTIN

INDIAN RIVER

ST. LUCIE

162,006

Total Population

543.7

Sq. Miles

96,454

Real Property Parcels

11,111

Personal Property
Records

167,352

Total Population

502.8

Sq. Miles

93,799

Real Property Parcels

10,329

Personal Property
Records

358,704

Total Population

571.7

Sq. Miles

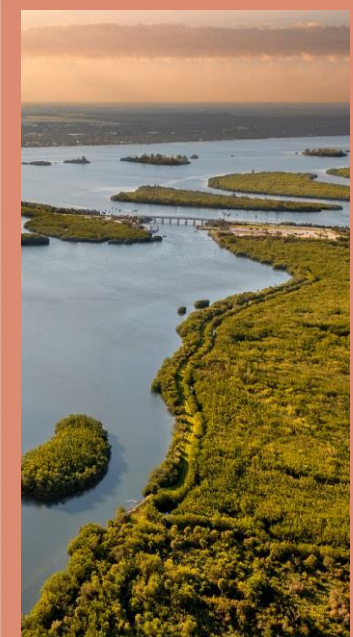
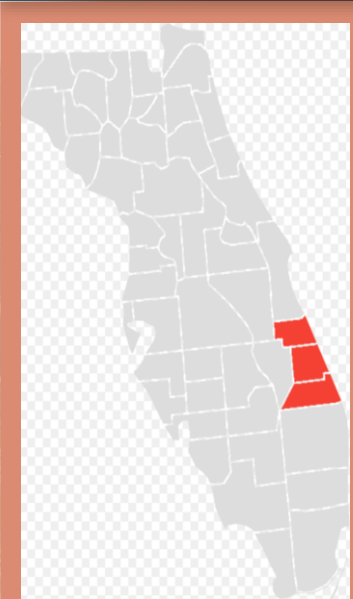
183,465

Real Property Parcels

14,408

Personal Property
Records

TREASURE COAST REAL ESTATE DATA 2022



Parcel Counts	MARTIN	INDIAN RIVER	ST. LUCIE
Total Real Property	96,454	93,799	183,465

Total Residential	74,641	85,335	165,391
Single Family	50,490	58,042	118,740
Condominiums	15,007	15,037	14,619
Mhome/Coop/Misc	4,763	2,661	7,317
Vacant	4,381	9,595	24,715

Multi Family	1,138	790	1,587
Commercial/Industrial	3,494	3,354	5,667
Agricultural	2,043	1,903	2,499
Inst./Gov't/Misc.	8,708	2,282	7,179
Vacant Acreage	6,416	139	1,124

SOURCES: [HTTPS://DATA.CENSUS.GOV/](https://data.census.gov/) & [HTTPS://FLORIDAREVENUE.COM/PROPERTY/PAGES/DATAPORTAL.ASPX](https://floridarevenue.com/property/pages/dataportal.aspx)

TREASURE COAST REAL ESTATE DATA 2022

MARTIN

INDIAN RIVER

ST. LUCIE

53.4B

Total Market
Value

19.35%

22-23 Percent
Increase

31.6B

Total Taxable Value

12.48%

22-23 Percent
Increase

45.7B

Total Market
Value

21.84%

22-23 Percent
Increase

26.5B

Total Taxable Value

13.51%

22-23 Percent
Increase

66.2B

Total Market
Value

18.58%

22-23 Percent
Increase

35.4B

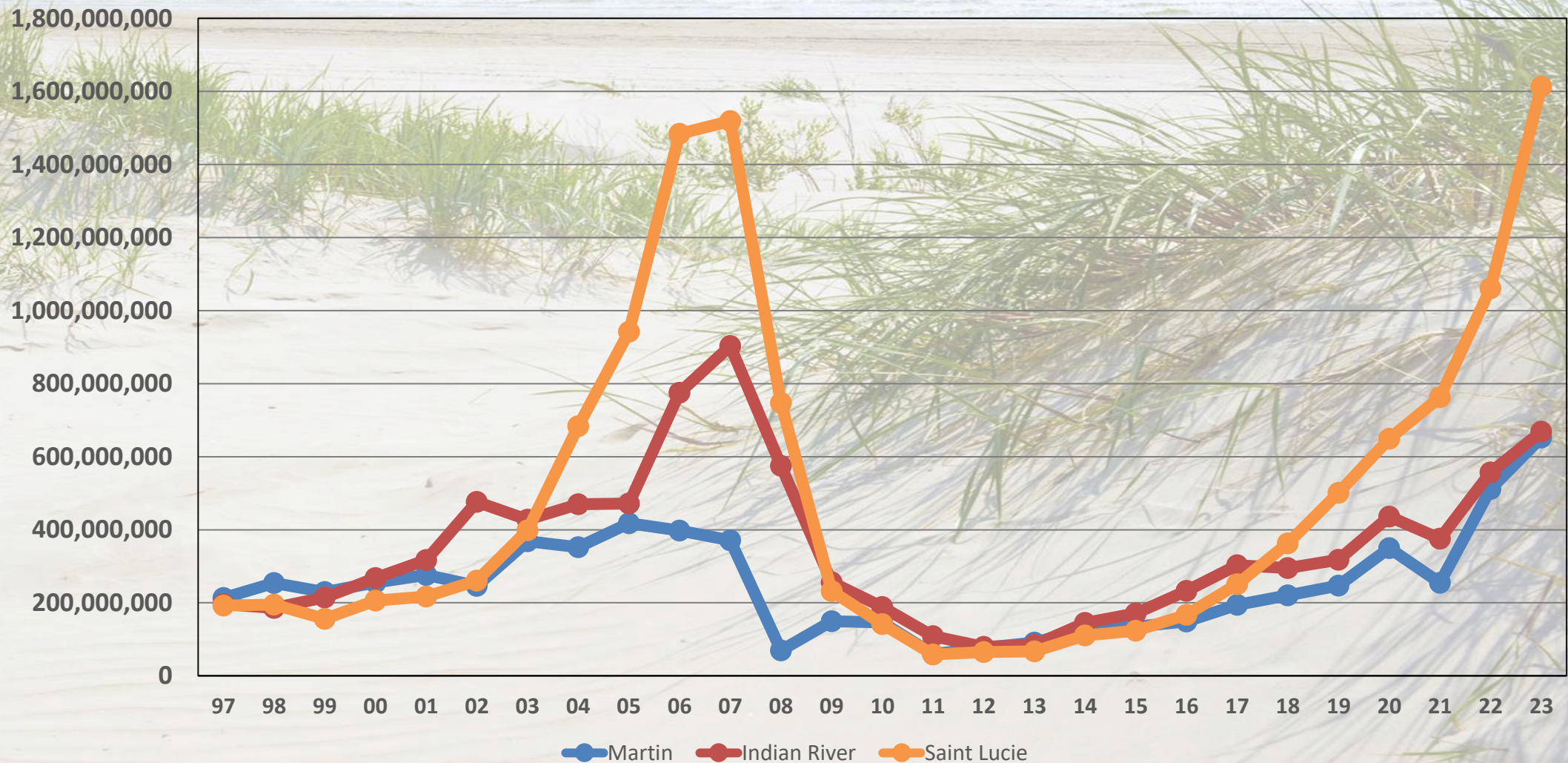
Total Taxable Value

17.67%

22-23 Percent
Increase

TREASURE COAST REAL ESTATE DATA

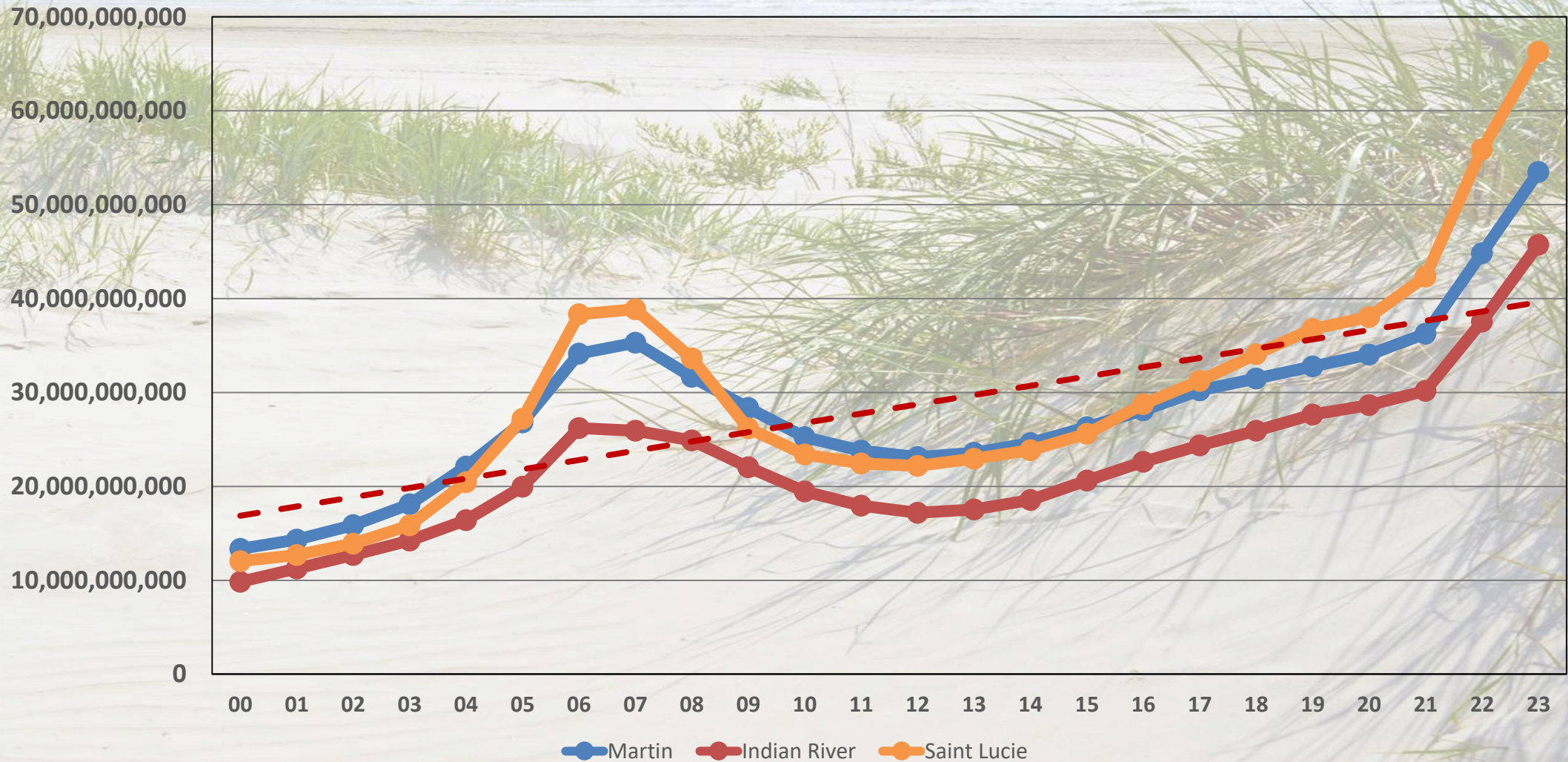
Historical 25 Year New Construction Trends



SOURCES: [HTTPS://DATA.CENSUS.GOV/](https://data.census.gov/) & [HTTPS://FLORIDAREVENUE.COM/PROPERTY/PAGES/DATAPORTAL.ASPX](https://floridarevenue.com/property/pages/dataportal.aspx)

TREASURE COAST REAL ESTATE DATA

Historical 22 Year Market Value Trends



SOURCES: [HTTPS://DATA.CENSUS.GOV/](https://data.census.gov/) & [HTTPS://FLORIDAREVENUE.COM/PROPERTY/PAGES/DATAPORTAL.ASPX](https://floridarevenue.com/property/pages/dataportal.aspx)



Interesting Properties & Sales

TOP TOTAL FINISHED AREA

1.	29,524	462 SOUTH BEACH RD, JUPITER ISLAND
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462 SOUTH BEACH RD



TOP TOTAL **FINISHED AREA**

1.	29,524	462 SOUTH BEACH RD, JUPITER ISLAND
2.	25,023	215 SOUTH BEACH RD, JUPITER ISLAND



215 SOUTH BEACH RD



TOP TOTAL **FINISHED AREA**

1.	29,524	462 SOUTH BEACH RD, JUPITER ISLAND
2.	25,023	215 SOUTH BEACH RD, JUPITER ISLAND
3.	24,852	4545 NE OCEAN BLVD, JENSEN BEACH



4545 NE OCEAN BLVD



TOP TOTAL **FINISHED AREA**

1.	29,524	462 SOUTH BEACH RD, JUPITER ISLAND
2.	25,023	215 SOUTH BEACH RD, JUPITER ISLAND
3.	24,852	4545 NE OCEAN BLVD, JENSEN BEACH



TOP SINGLE FAMILY SALES

1. \$55,095,000

382 SOUTH BEACH RD, JUPITER ISLAND

382 SOUTH BEACH RD



TOP SINGLE FAMILY SALES

1. \$55,095,000

382 SOUTH BEACH RD, JUPITER ISLAND

2. \$38,000,000

440 SOUTH BEACH RD, JUPITER ISLAND



440 SOUTH BEACH RD



TOP SINGLE FAMILY SALES

1. \$55,095,000

382 SOUTH BEACH RD, JUPITER ISLAND

2. \$38,000,000

440 SOUTH BEACH RD, JUPITER ISLAND

3. \$34,650,000

609 SOUTH BEACH RD, JUPITER ISLAND



609 SOUTH BEACH RD



TOP SINGLE FAMILY SALES

1. \$55,095,000

382 SOUTH BEACH RD, JUPITER ISLAND

2. \$38,000,000

440 SOUTH BEACH RD, JUPITER ISLAND

3. \$34,650,000

609 SOUTH BEACH RD, JUPITER ISLAND





New Construction & Development



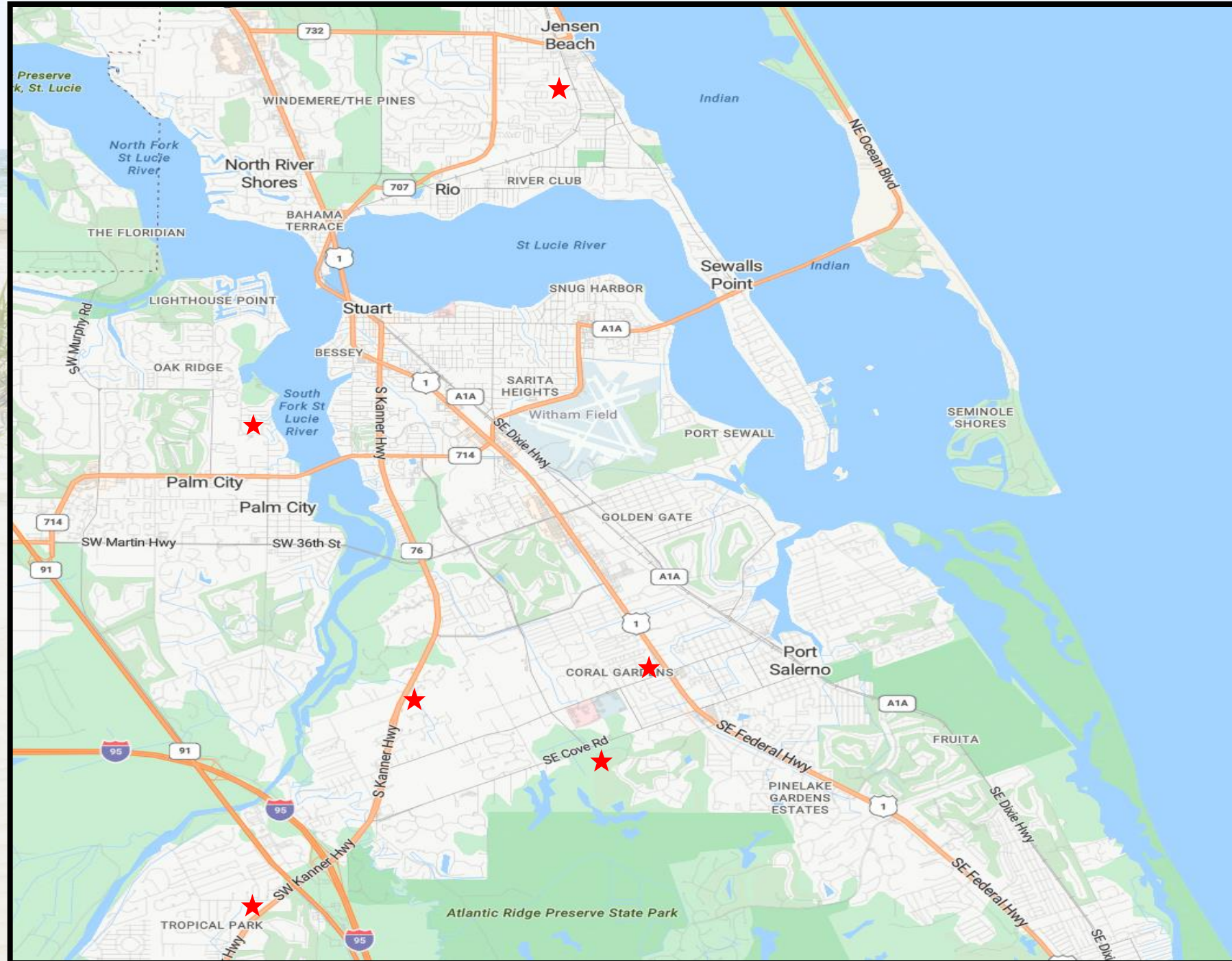
Single Family Residential

D·R·HORTON®

America's Builder



1. Sabal Pointe – 68 SFD, \$549+
2. The Oaks – 24 SFD, \$729+
3. Willow Pointe – 65 SFD, \$533+
4. Sandpiper Square – 20 SFD
5. Preserves at Park Trace – 114 SFD
6. Hampton Estates – 28 SFD





1. Copperleaf – 373 SFD \$1.34+
2. Highpointe – 313 SFD, \$547+
3. Bridgewater – 107 SFD, \$1.74+

KOLTER

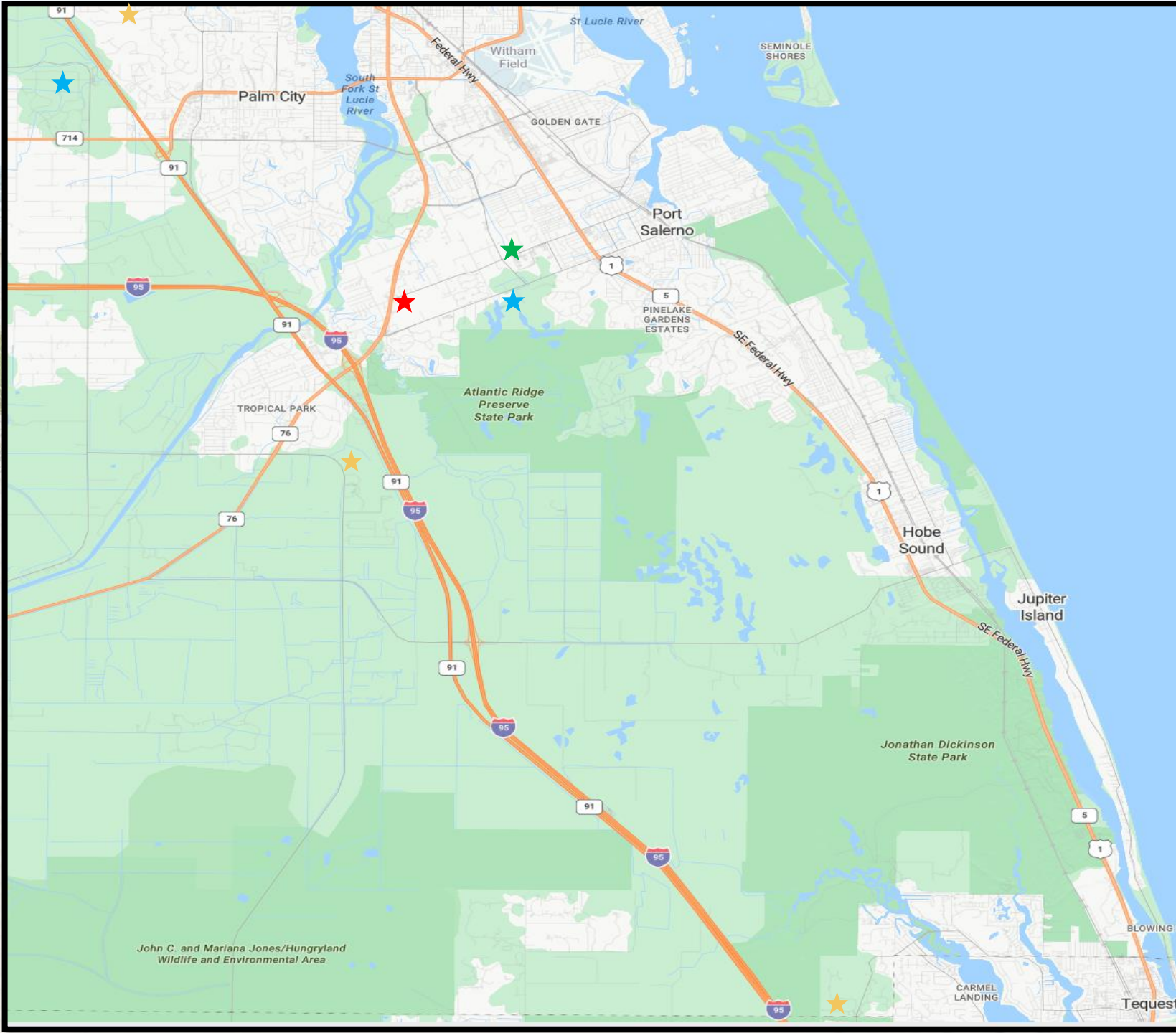
1. Canopy Creek – 294 SFD, \$1.35+
2. Cove Royale – 117 SFD, \$600+

KHovnanian
Homes

1. Salerno Reserve – 79 SFD \$669+

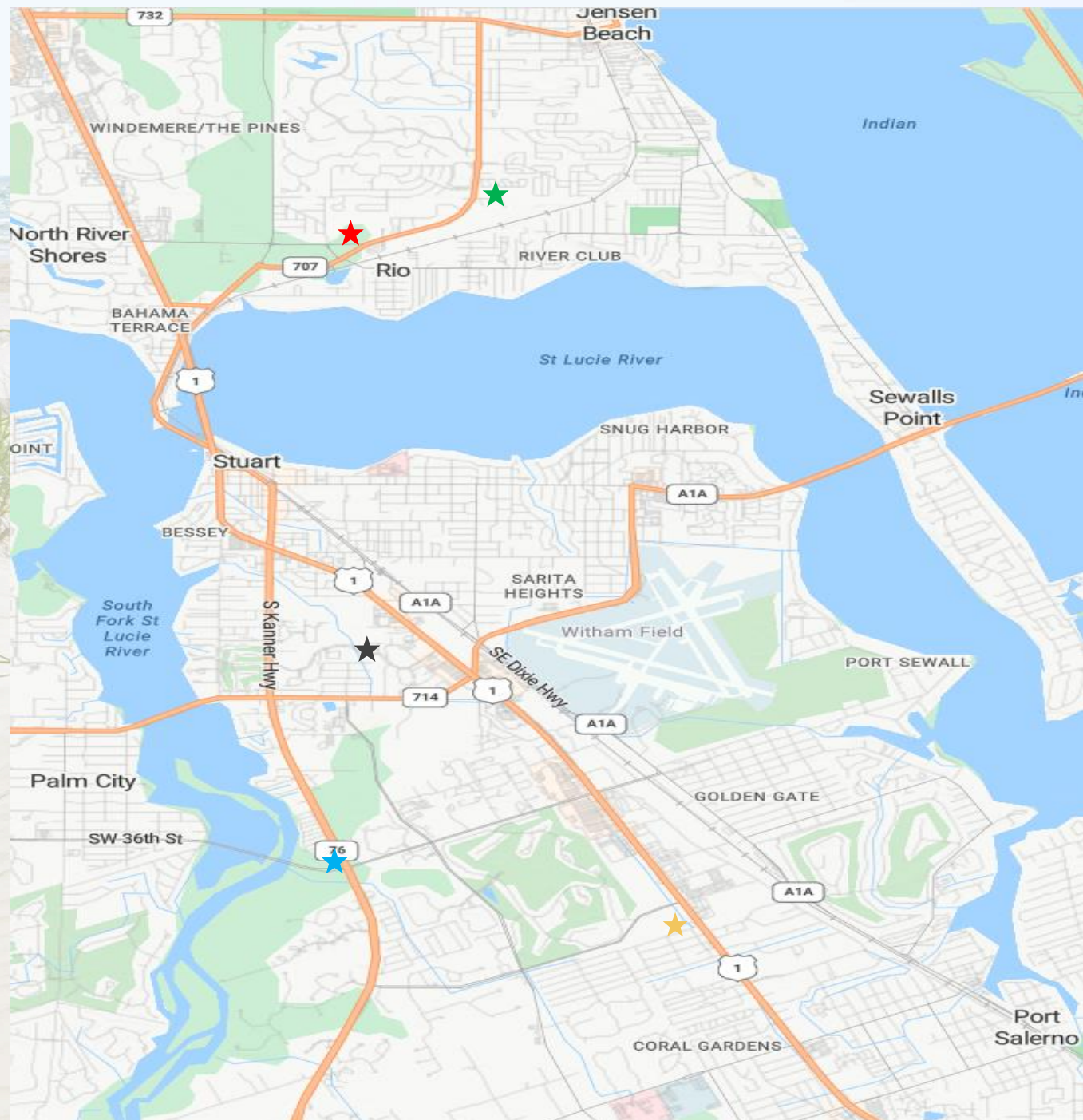


1. Edgewater Pointe – 117 TH, \$392+





Multifamily Residential





Master Planned Communities

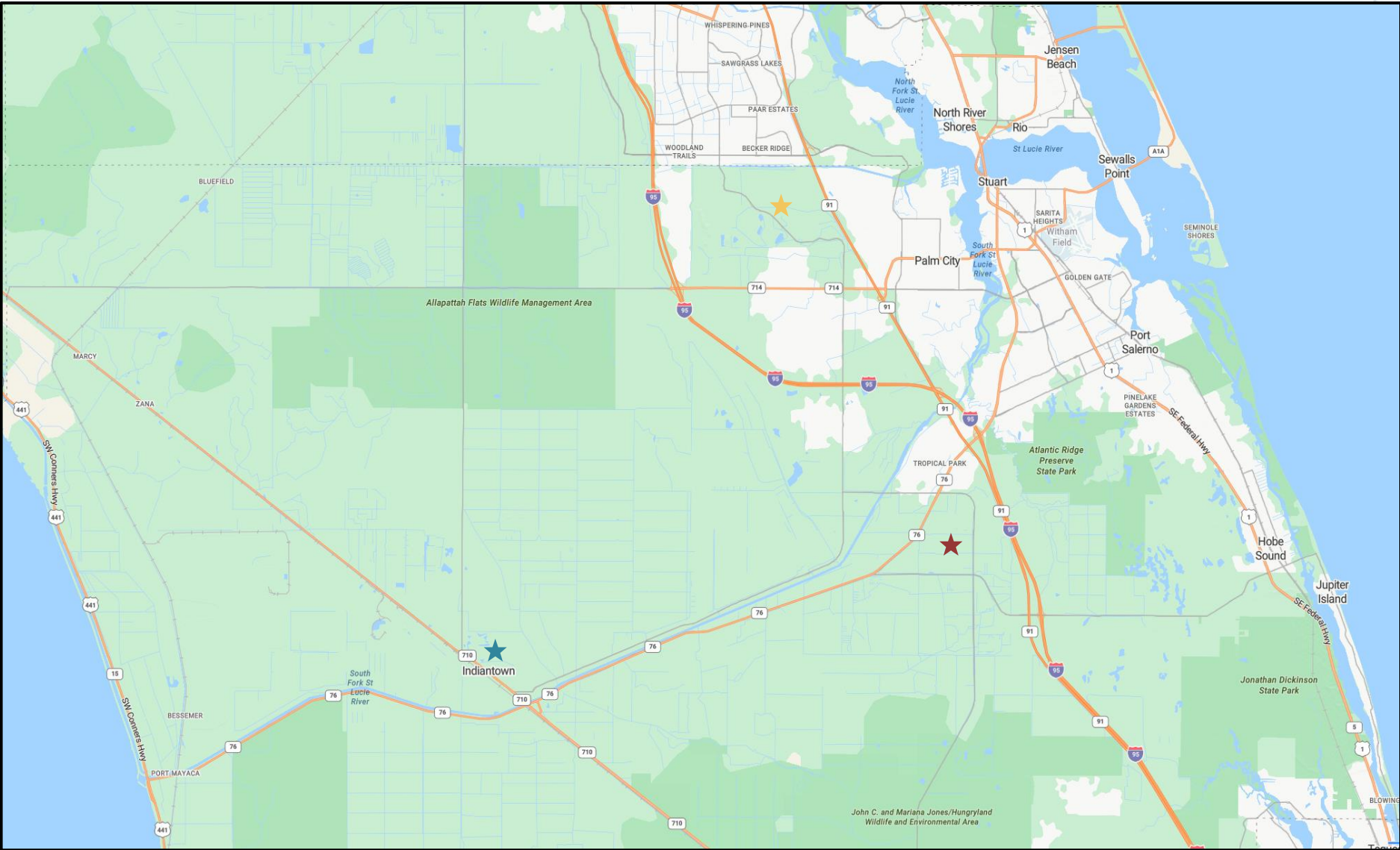
NEWFIELD
MARTIN COUNTY, FL

Storie



TERRA LAGO
VILLAGE OF INDIANTOWN
A GARCIA COMPANY

THE GARCIA COMPANIES





Commercial & Industrial

COMMERCIAL/INDUSTRIAL PROPERTIES

Top Property Type By Count

Property Code	Property Type	Count
1204	Mixed Use condo	572
4804	Warehouse Condo	551
1000	Vacant Commercial	343
4800	Warehouse Distribution	322
1100	Stores	268
1700	Office Building Single Story	195
1900	Prof serv/Medical offices	118
1600	Community Shopping Center	114
1800	Office Building Multi-Story	106
4000	Vacant Industrial	104



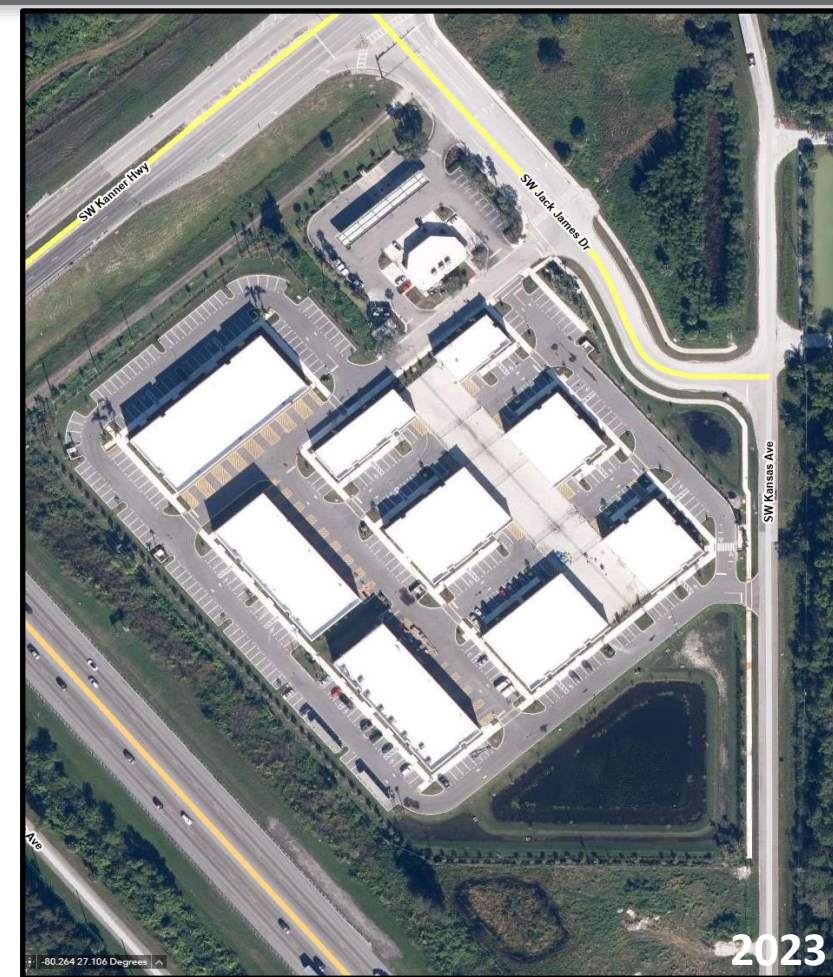
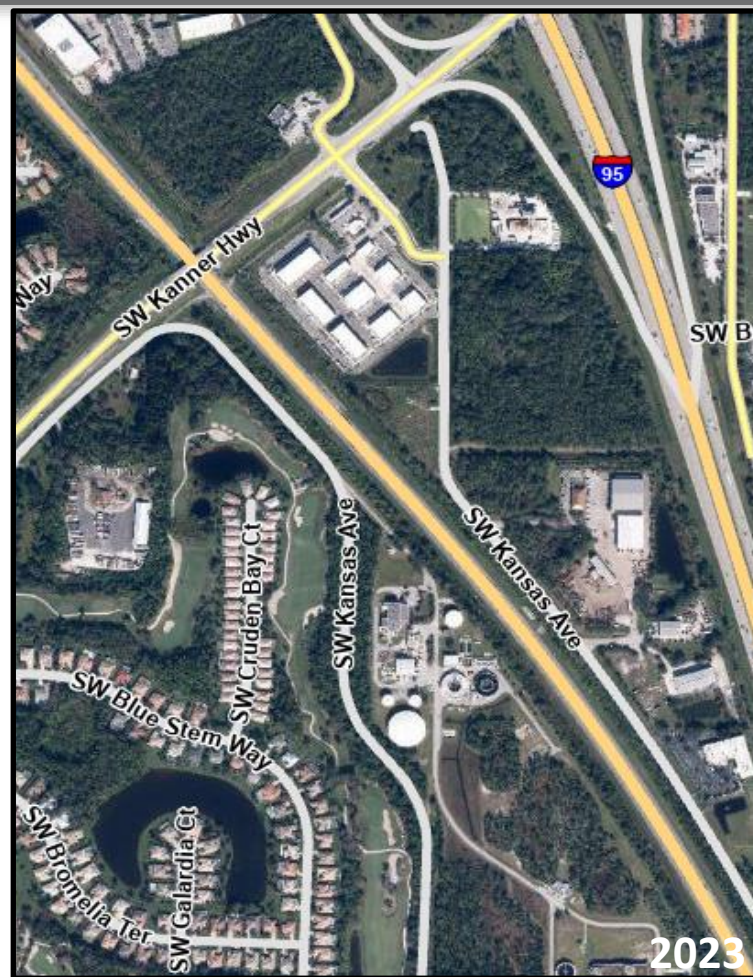
COMMERCIAL/INDUSTRIAL PROPERTIES

Top Property Type By Count

Property Code	Property Type	Total Finished Area
4800	Warehouse Distribution	7,365,076
1600	Community Shopping Center	5,265,460
1100	Stores	2,267,740
1800	Office Building Multi-Story	1,680,311
4100	Light Equipment Manufacturing	1,459,949
4804	Warehouse Condo	1,138,003
3900	Hotels/Motels	1,015,821
2700	Auto Sales/Repair	978,629
2000	Marina/Air/Bus Terminals	889,690
1204	Mixed Use condo	851,429



MARTIN COUNTY PROPERTY APPRAISER



South Martin Industrial Park

MARTIN COUNTY PROPERTY APPRAISER

2021



Indiantown



2023



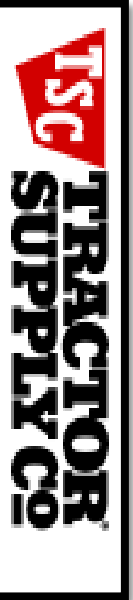
Palm City



2021



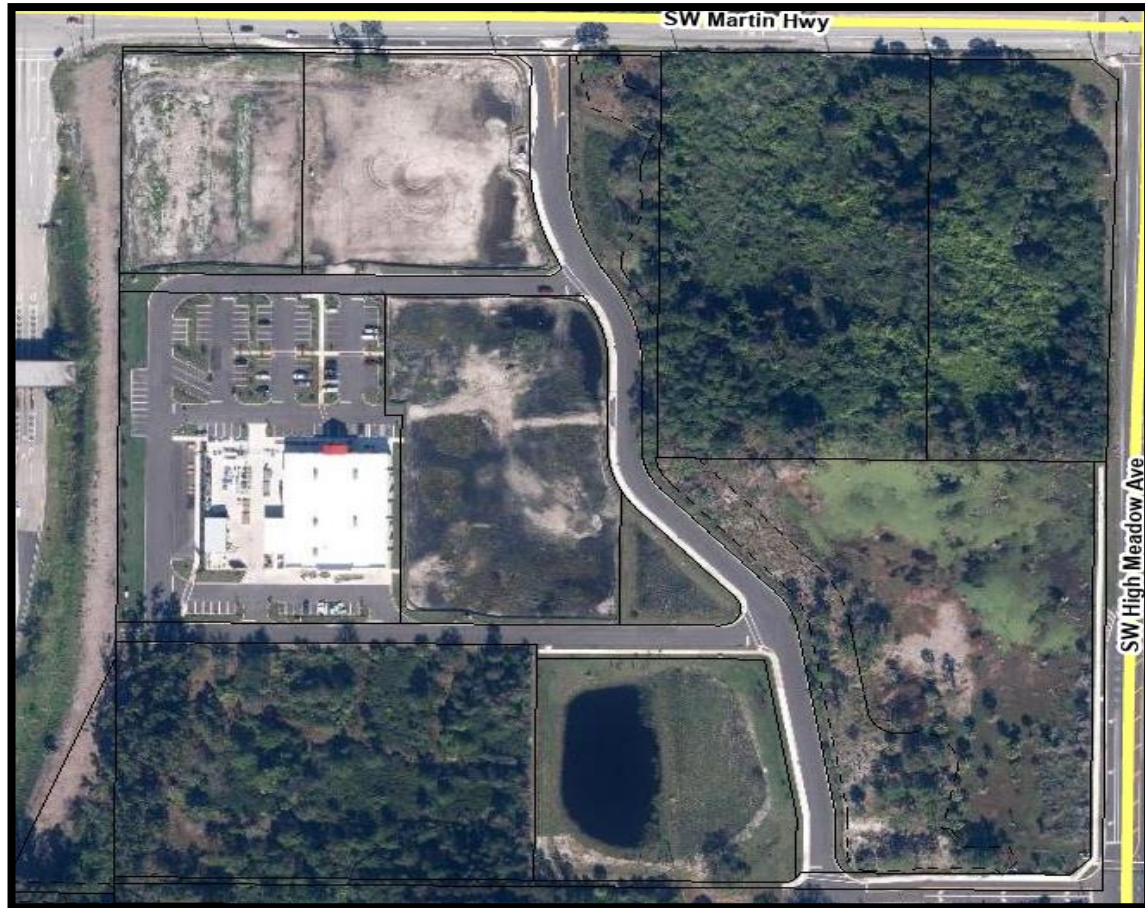
2023



45,561 SF

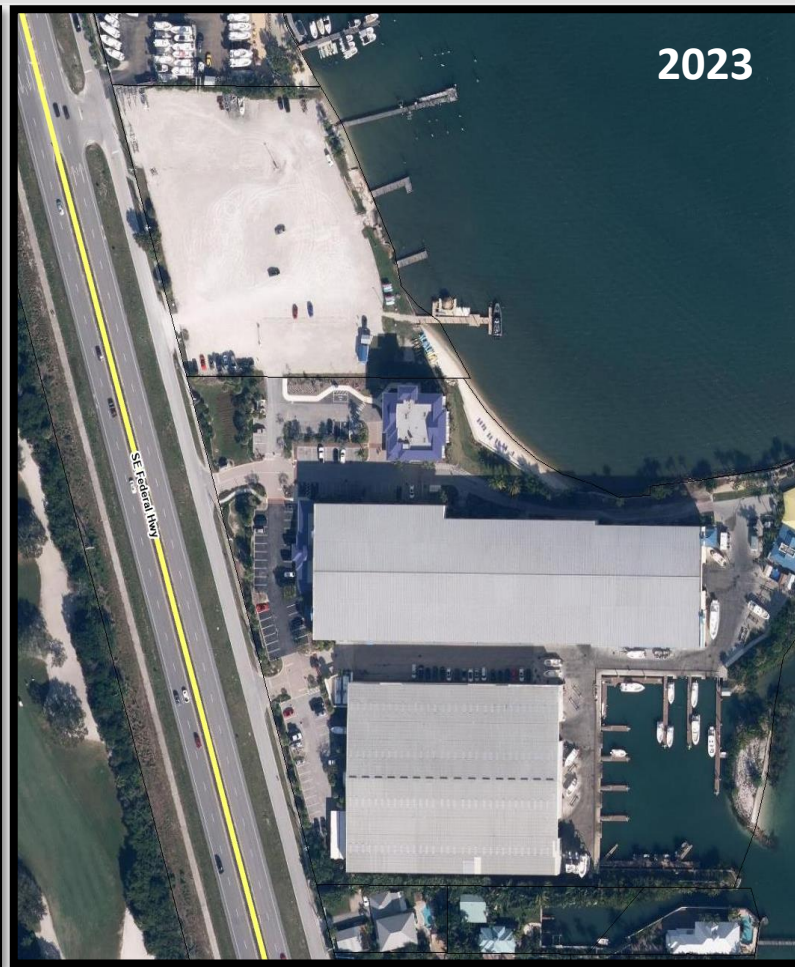
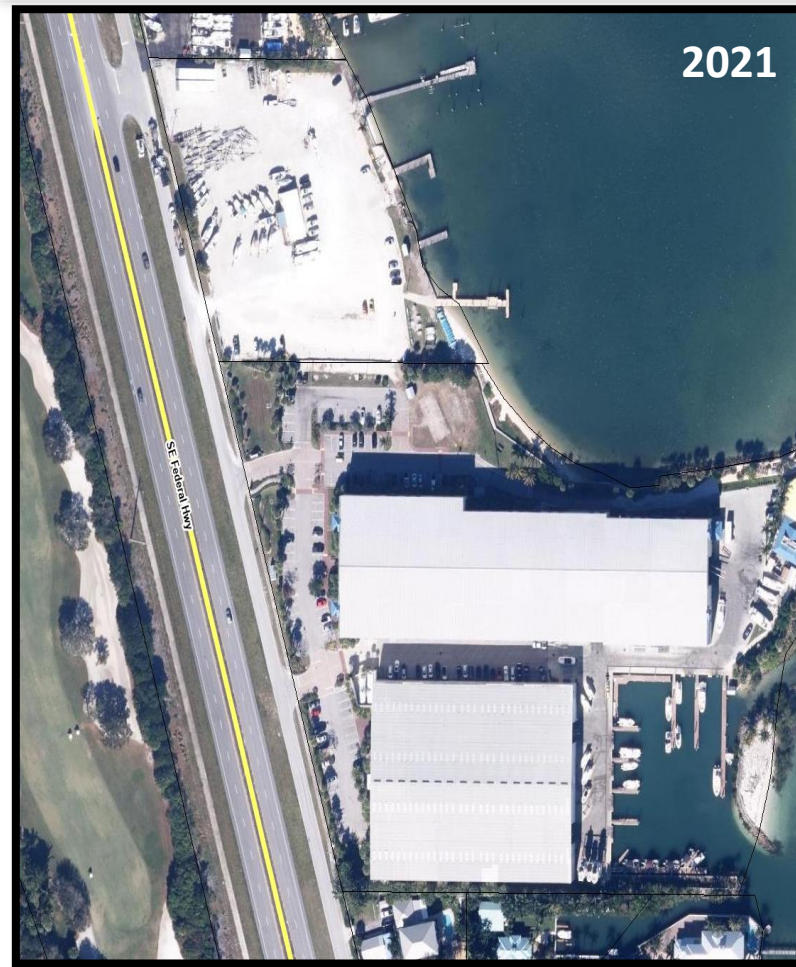
Tractor Supply Palm City/Indiantown

MARTIN COUNTY PROPERTY APPRAISER



Palm Pike Crossing

MARTIN COUNTY PROPERTY APPRAISER

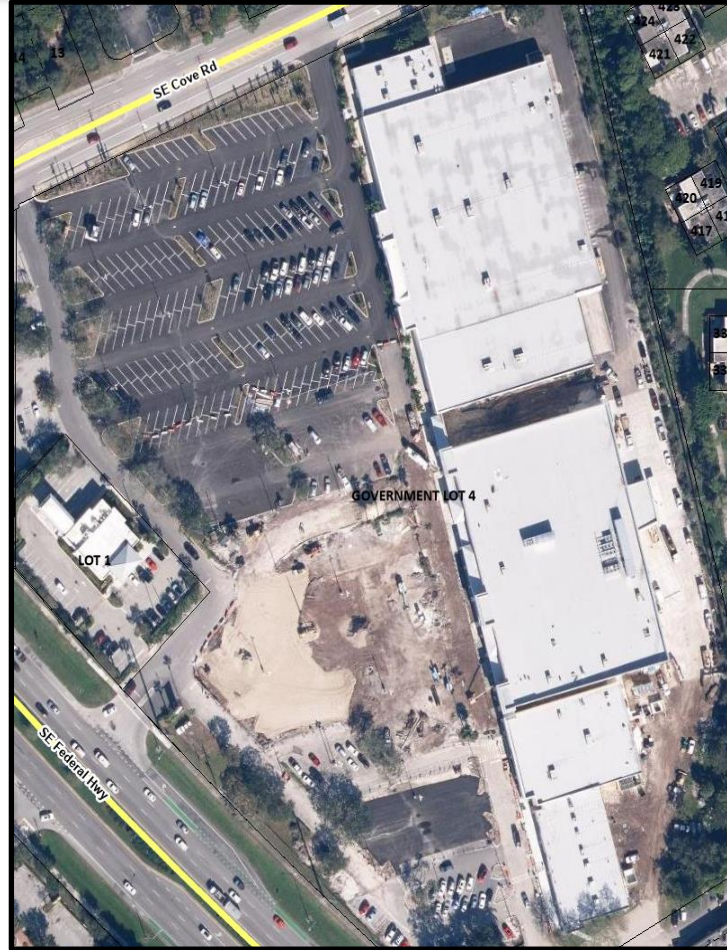
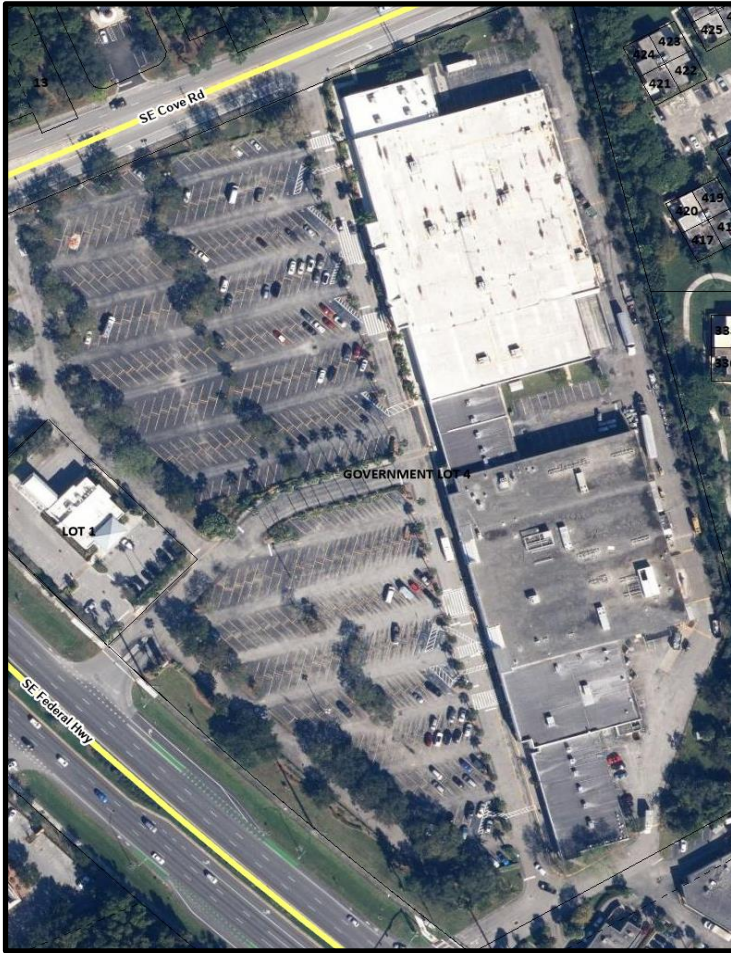


-18,808 SF
-30 rooms



The Pointe Hotel at Jupiter Pointe Marina

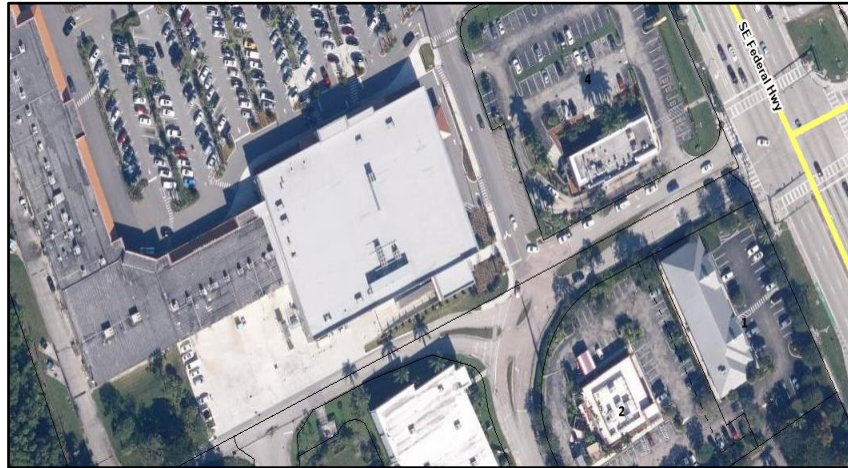
MARTIN COUNTY PROPERTY APPRAISER



Cove Shopping
Center

Publix

MARTIN COUNTY PROPERTY APPRAISER



Wedgewood
Commons

Federal/Osprey



Kanner/Pratt



Publix

MARTIN COUNTY PROPERTY APPRAISER



South Florida Gateway

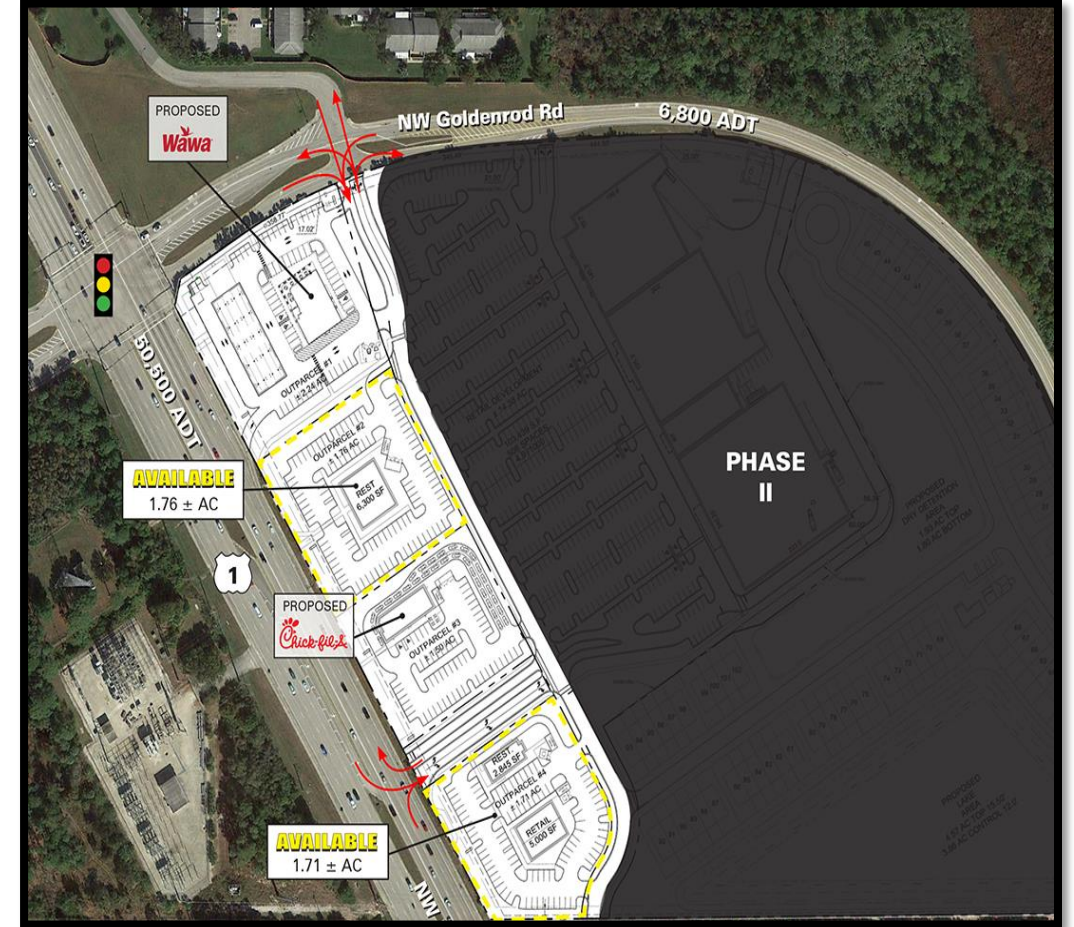
MARTIN COUNTY PROPERTY APPRAISER



10/31/2023

South Florida Gateway

MARTIN COUNTY PROPERTY APPRAISER



West Jensen CPUD

MARTIN COUNTY PROPERTY APPRAISER



West Jensen CPUD

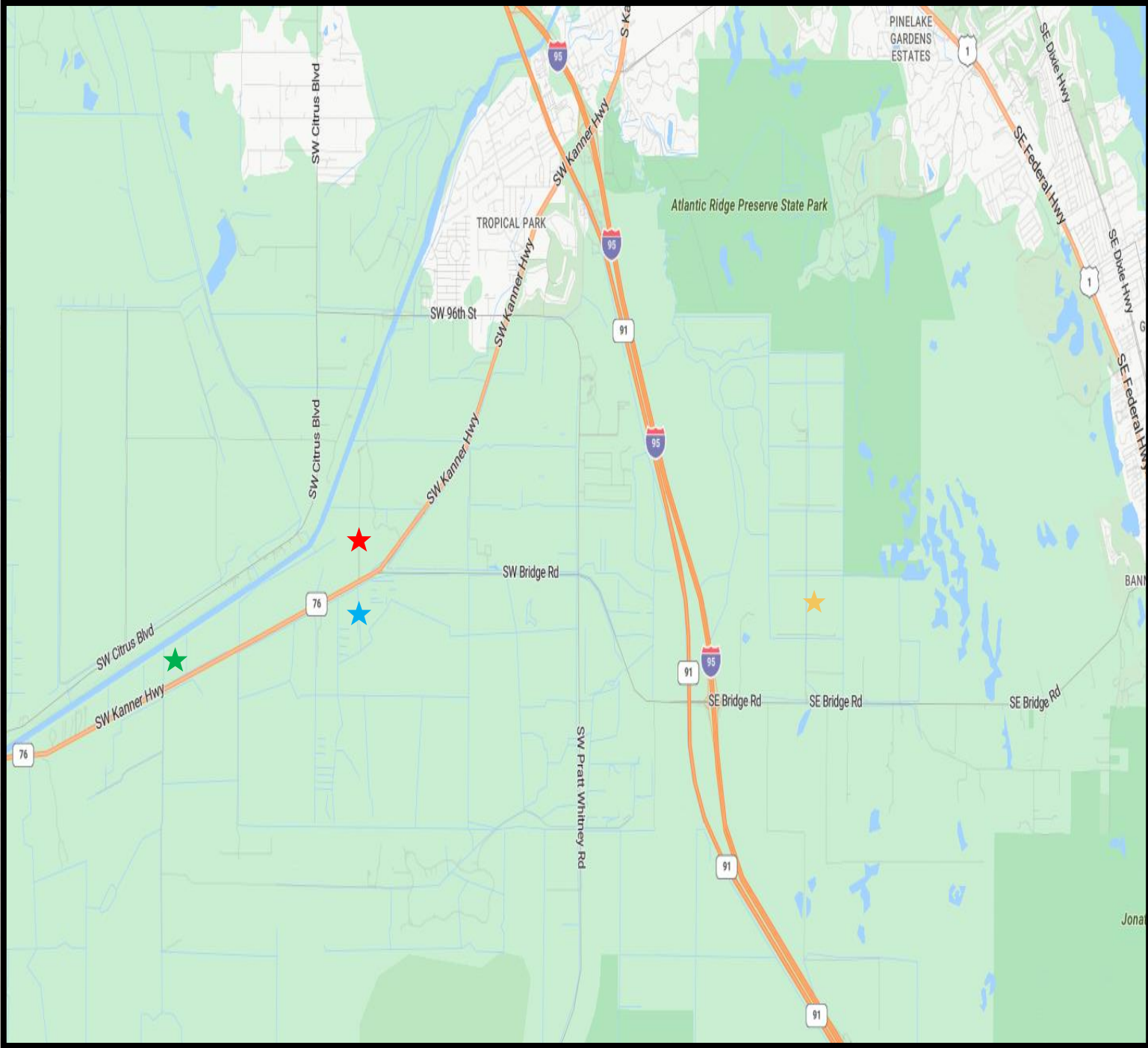


New Golf Courses

THREE LAKES★

The Ranch★

Rolling Sands★



THREE LAKES



The Ranch





Discovery
LAND COMPANY

ATLANTIC RIDGE STATE PARK

PUBLIC ACCESS AND STATE
PARK LAND DONATION

STATE PARK PUBLIC
ACCESS

NATIVE WETLAND/UPLAND
HABITAT RESTORATION

MIN. 100' NATIVE BUFFER FROM
PROPERTY LINE, ALL LOCATIONS

THE GROVE XXIII GOLF CLUB

GOLF COURSE

CLUB PARCEL

LAKE WITH DEEP WATER
HABITAT, NATIVE
LITTORAL ZONE
AND SHORELINE
PLANTING, TYPICAL
ALL LAKES

AMENITY PARCEL

MIN. 100' NATIVE BUFFER FROM
PROPERTY LINE, ALL LOCATIONS

COMMUNITY OPEN SPACE AND
TRAILS REVEGETATED WITH
INDIGENOUS NATIVE PLANTS,
TYPICAL ALL SIMILAR LOCATIONS

POLO FIELDS,
PASTURE, AND
EXPANDED
EQUESTRIAN
FACILITIES

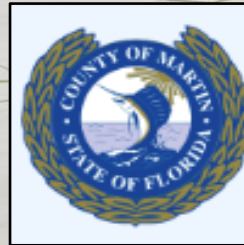
COMMUNITY ENTRY

PASTURE,
COMMUNITY
AGRICULTURE,
BIODYNAMIC
FARMS, AND/OR
COMMUNITY OPEN
SPACE AMENITY

Martin County Metropolitan Planning Organization (MPO)



Martin County BOCC Proposed Development Map



City of Stuart Development Map





Tax Estimator (Live Website Demo)