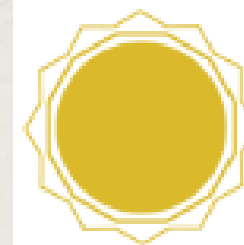




Martin County Property Appraiser  
Jenny Fields, CFA



**MERIT  
TITLE, INC.**

# 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



SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

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

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

# INTERACTIVE CALENDAR

## Merit Title



Property Appraiser Jenny Fields, Chief Deputy Karl Andersson and Director of Tax Roll and Appraisal Services Tyler Steinhauer will present to professionals from Merit Title, INC.

### Event Information

Event Date	January 22, 2024
------------	------------------

[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><math>(\\$350,000 \div 1000) \times \\$17.00</math></i>	\$17.00 <i><math>(\\$400,000 \div 1000) \times \\$17.00</math></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\$\$

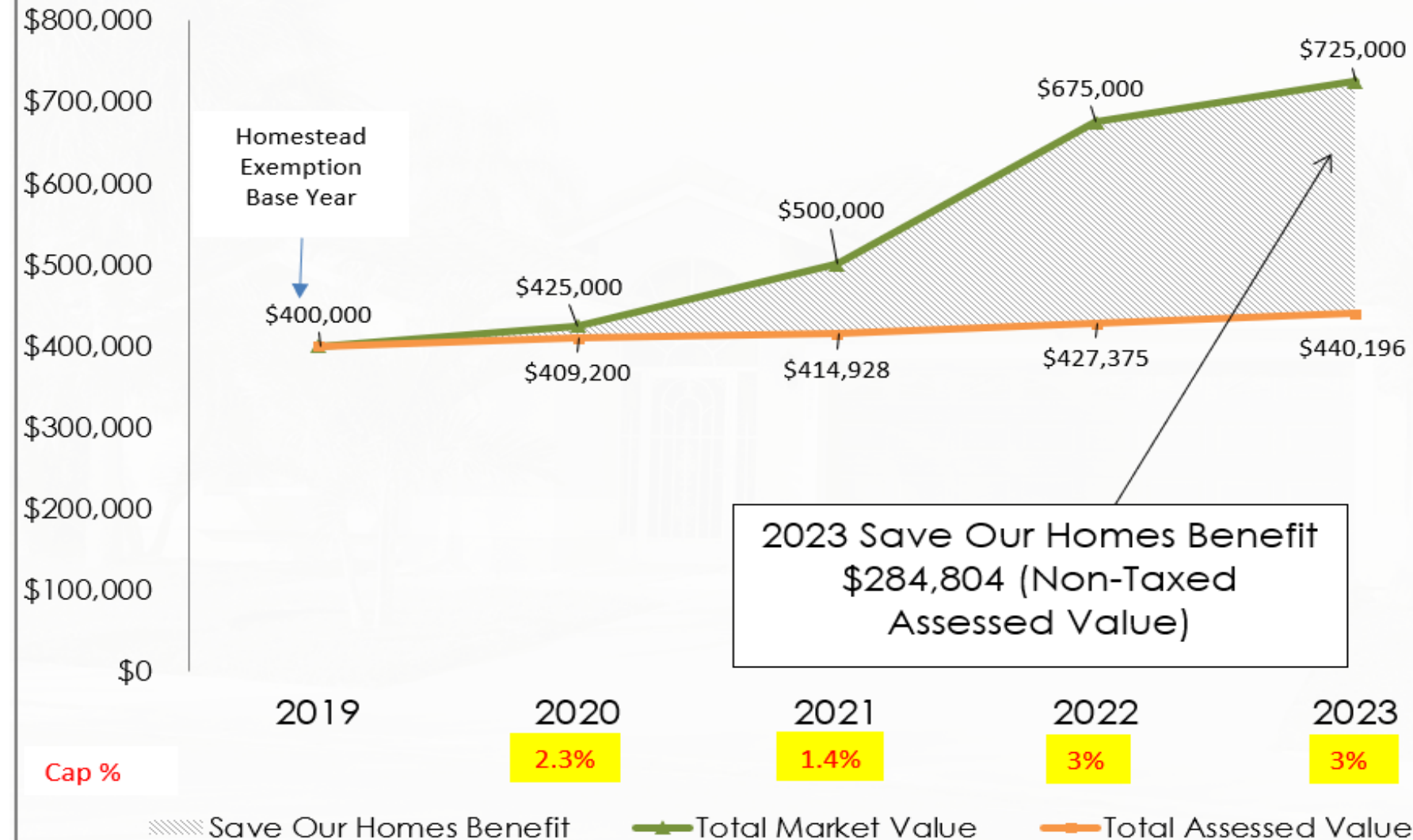
Save our  
Homes

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\$\$

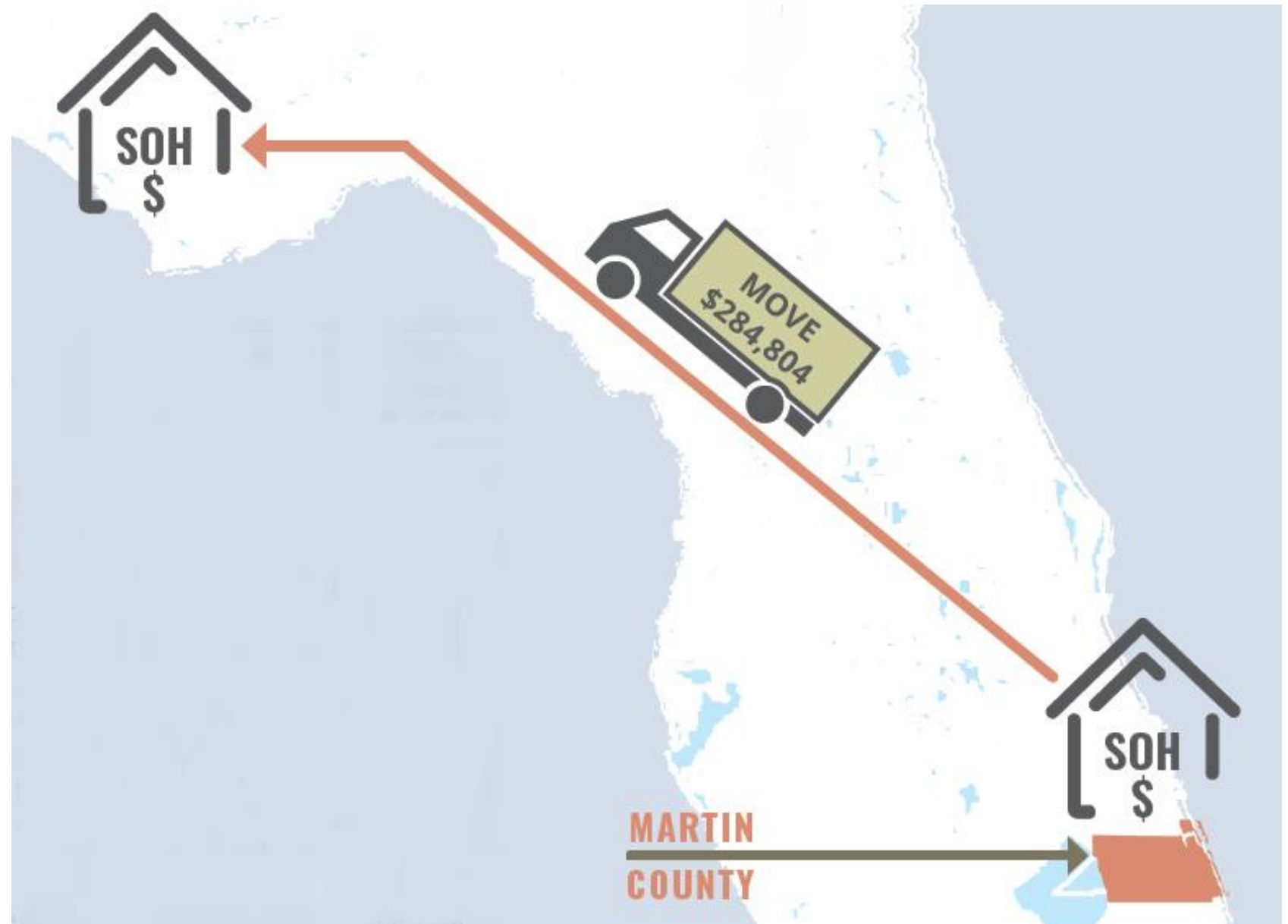
Save our  
Homes

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.

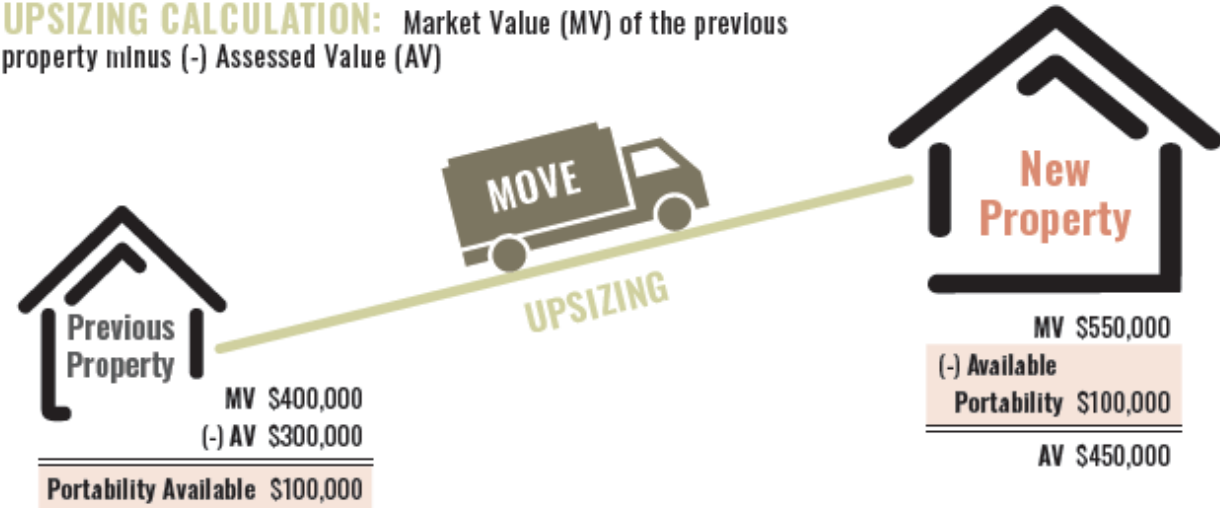




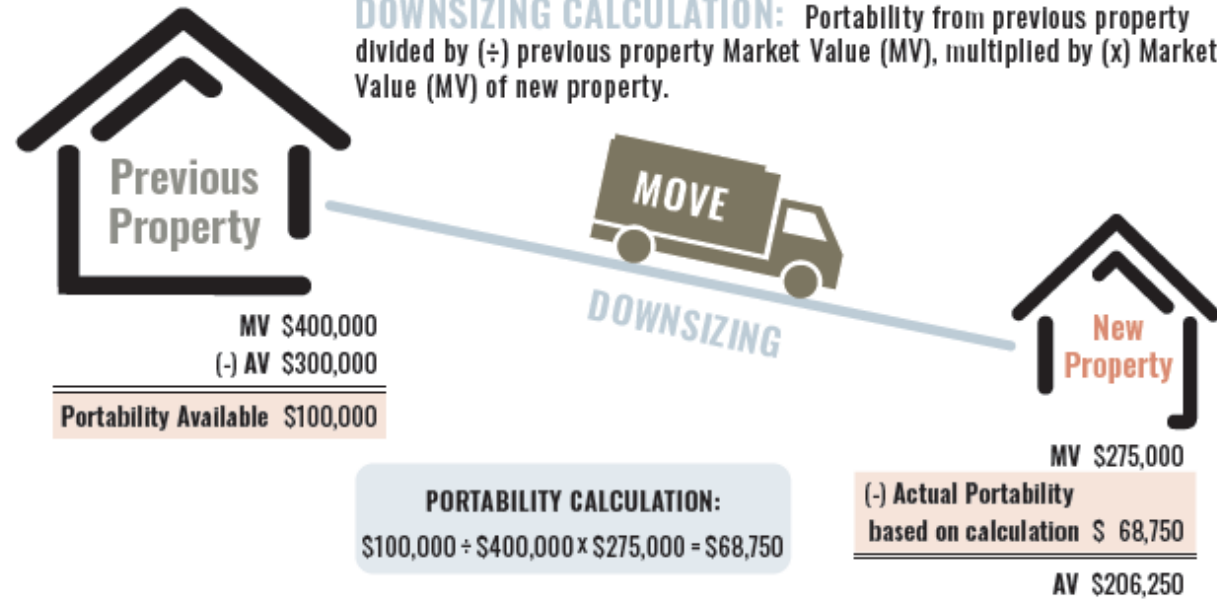
# UPSIZE VS DOWNSIZE

- 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)



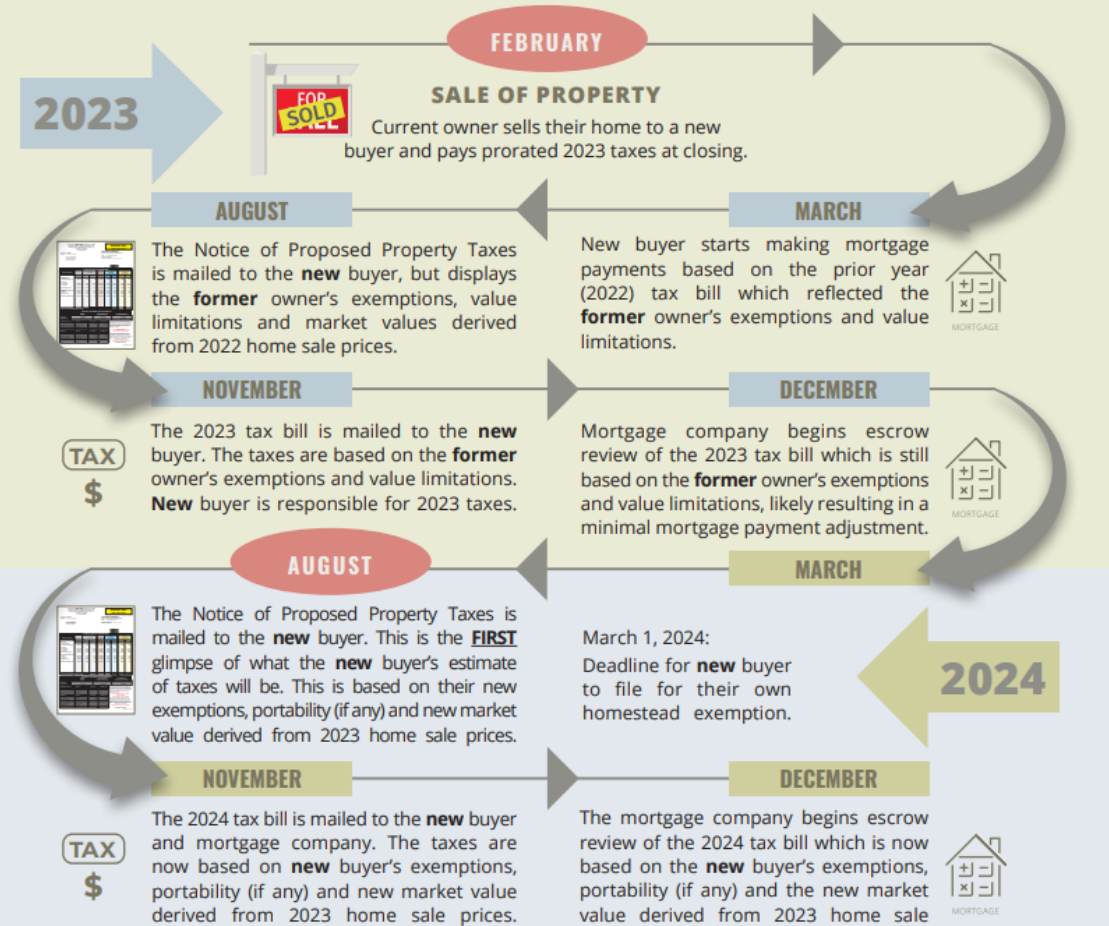
**DOWNSIZING CALCULATION:** Portability from previous property divided by (÷) previous property Market Value (MV), multiplied by (x) Market Value (MV) of new property.



# New Homebuyer Timeline

## NEW HOMEBUYER TIMELINE - PLAN AHEAD!!

When buying a home, you should not assume that the property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which may result in higher property taxes. This flowchart illustrates the purchase cycle in relation to when a new buyer may first see a glimpse of their proposed taxes-- they are MONTHS apart! Please PLAN AHEAD for the financial impact.



### HELPFUL TOOL!

Why wait until August in the year following your sale to see your estimated property taxes. Plan ahead and be prepared by using our Property Tax Estimator tool found on our website.

([www.pa.martin.fl.us](http://www.pa.martin.fl.us))



# New Homebuyer Post It Notes



MARTIN COUNTY  
PROPERTY APPRAISER  
Jenny Fields, CFA

## CONGRATULATIONS!

### YOUR NEXT STEPS

Scan the QR Codes with your mobile device for quick access.



**File for Homestead  
Exemption & Portability**



**Review New Homebuyer  
Timeline Handout**



**Estimate Your Property  
Taxes**



**Sign Up for  
Monthly Information**



*"We VALUE Martin!"*

Website: [pa.martin.fl.us](http://pa.martin.fl.us) • Email: [info@pa.martin.fl.us](mailto:info@pa.martin.fl.us) • (772) 288-5608





# **New Construction & Development**





# **Single Family Residential**

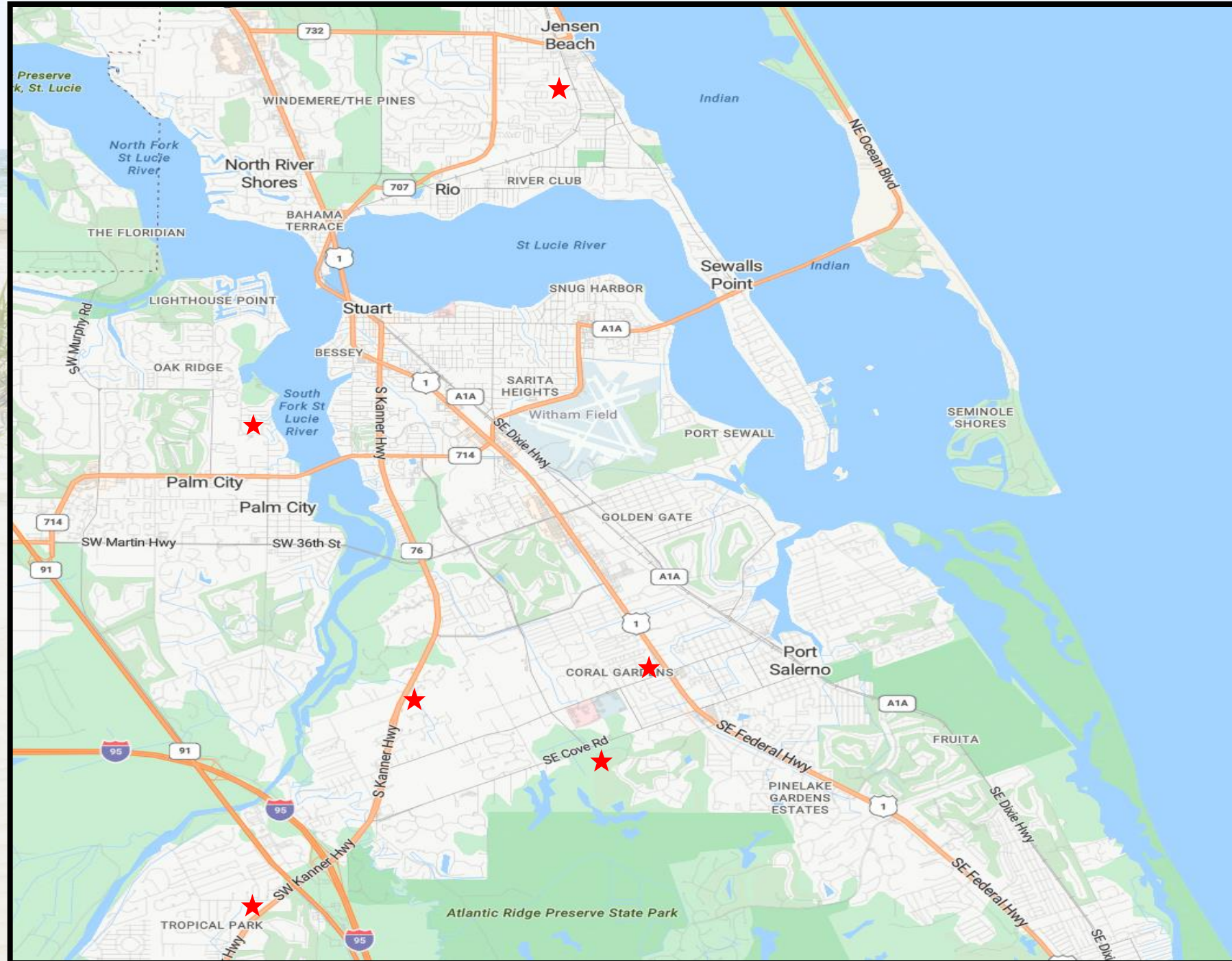


# D·R·HORTON®

*America's Builder*



1. Sabal Pointe – 68 SFD, \$578+
2. The Oaks – 24 SFD, \$729+
3. Willow Pointe – 65 SFD, \$531+
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

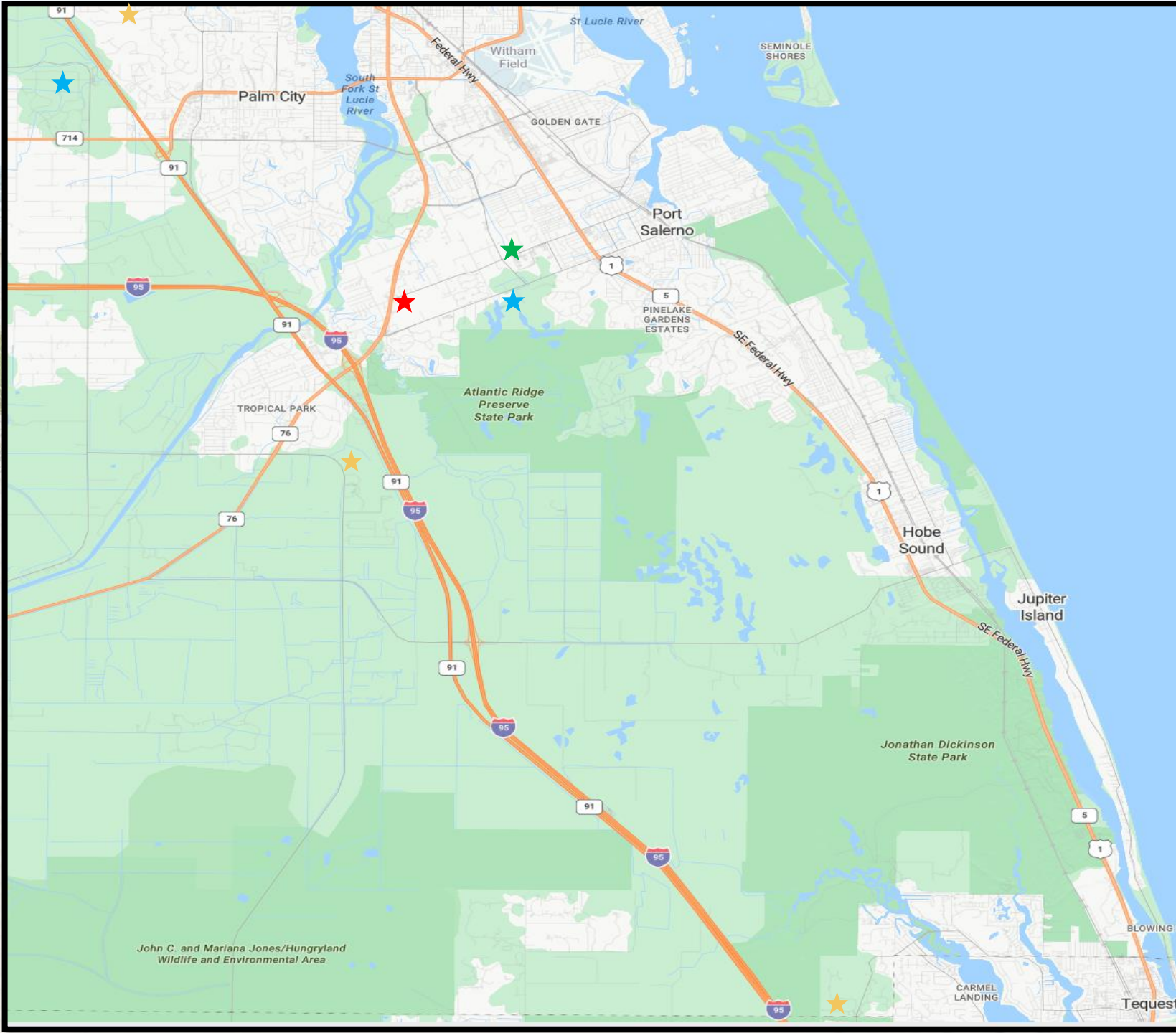
1. Canopy Creek – 294 SFD, \$1.35+
2. Cove Royale – 117 SFD, \$600+

KHovnanian  
Homes

1. Salerno Reserve – 79 SFD \$669+



1. Edgewater Pointe – 117 TH, \$392+

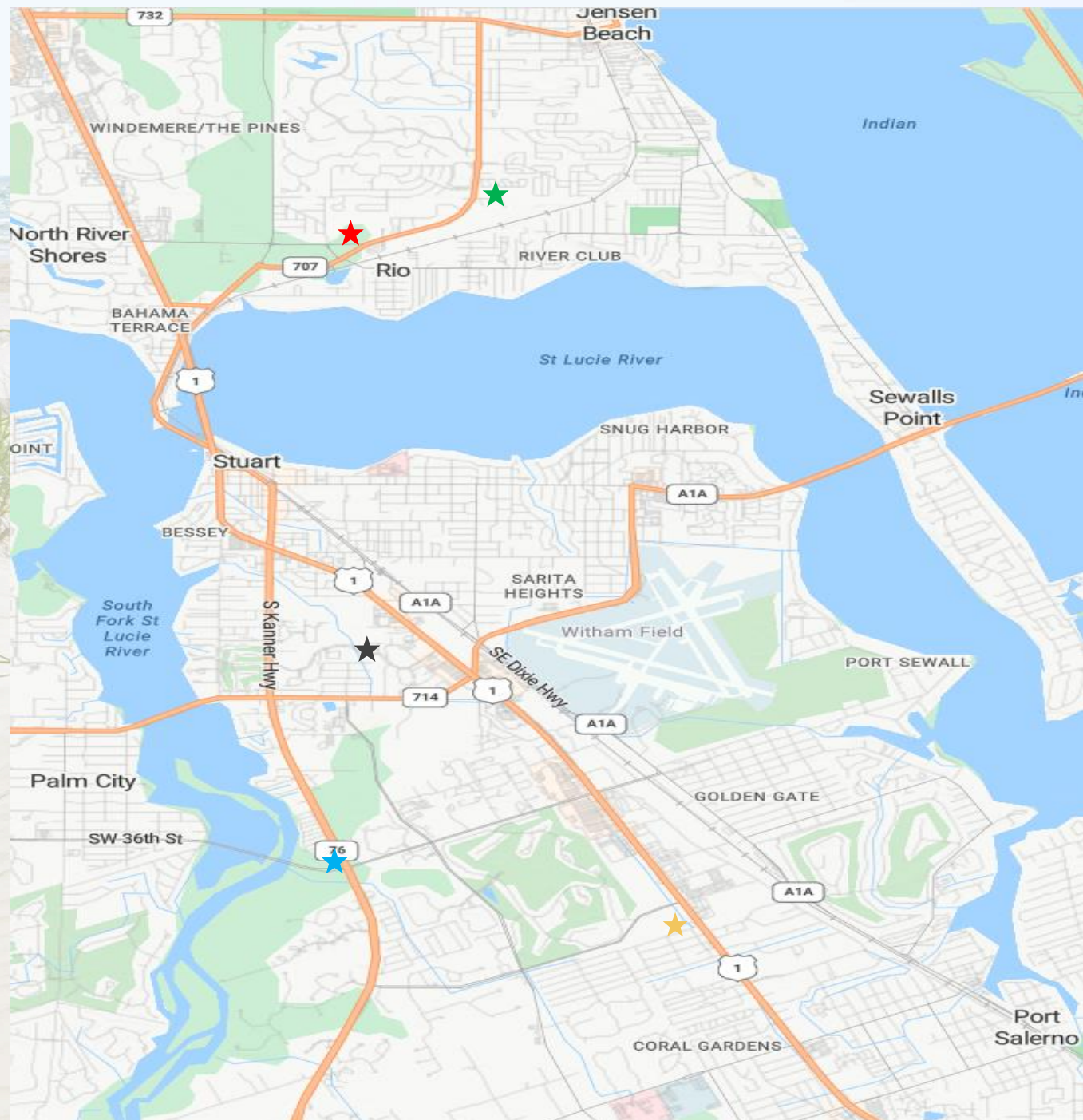






# **Multifamily Residential**









# Master Planned Communities



NEWFIELD  
MARTIN COUNTY, FL

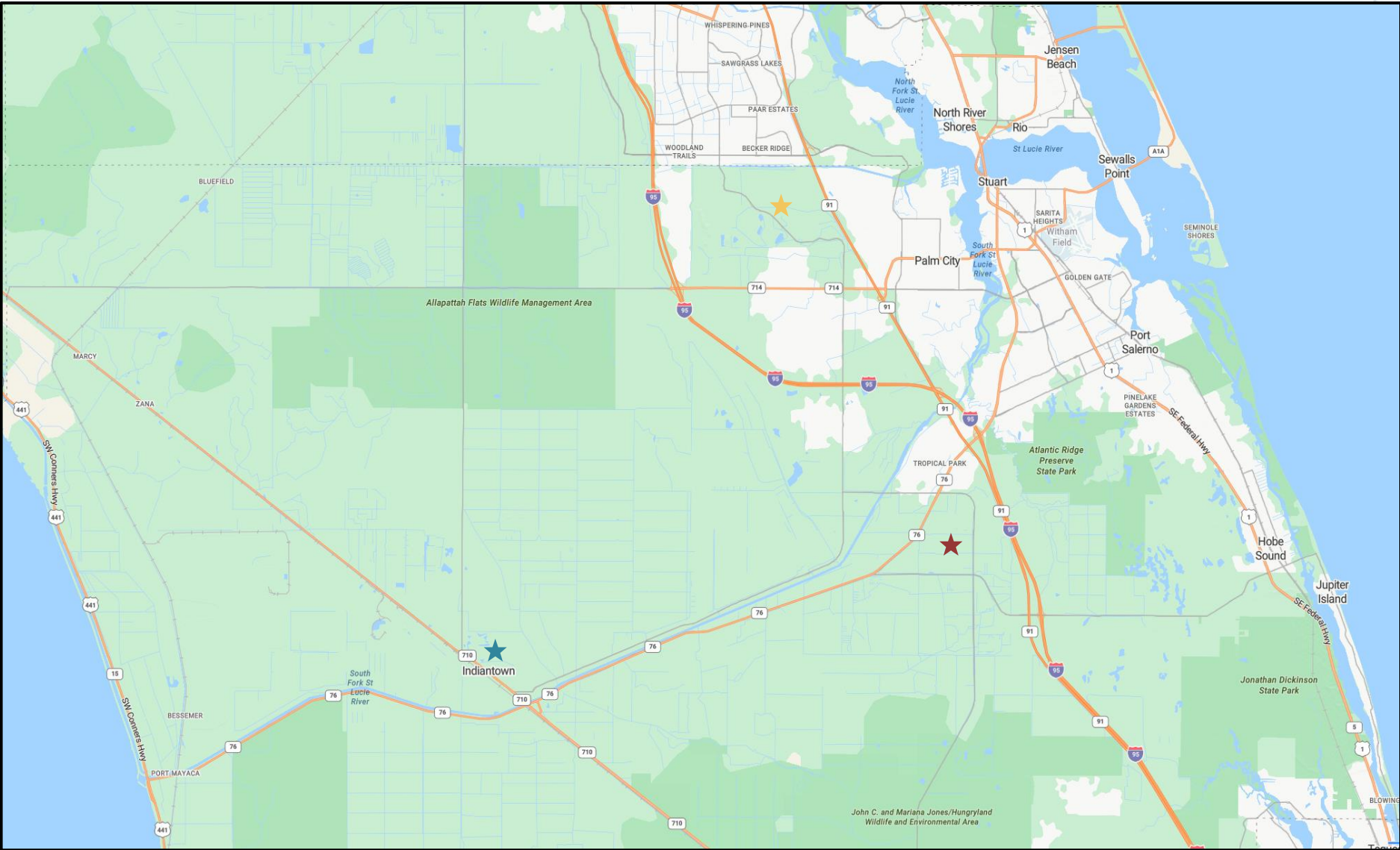
Storie



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

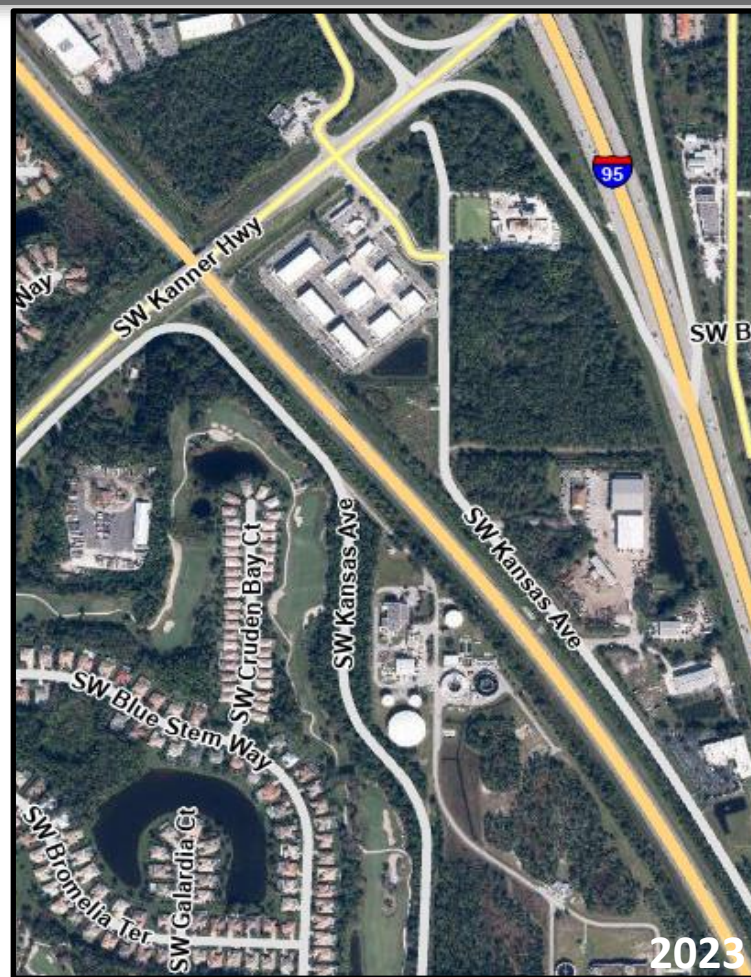
## Top Property Type By Count

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

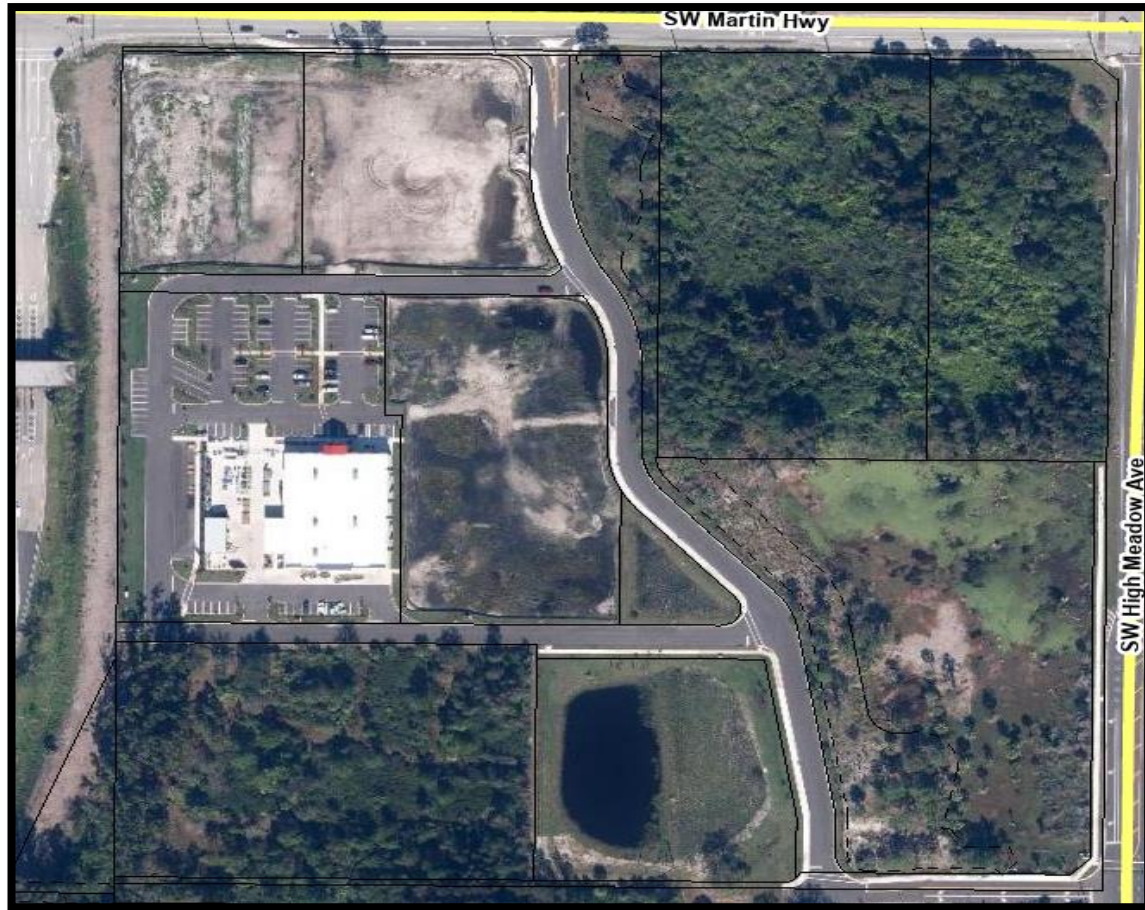
**TSC**  
**TRACTOR**  
**SUPPLY CO.**

45,561 SF

Tractor Supply Palm City/Indiantown



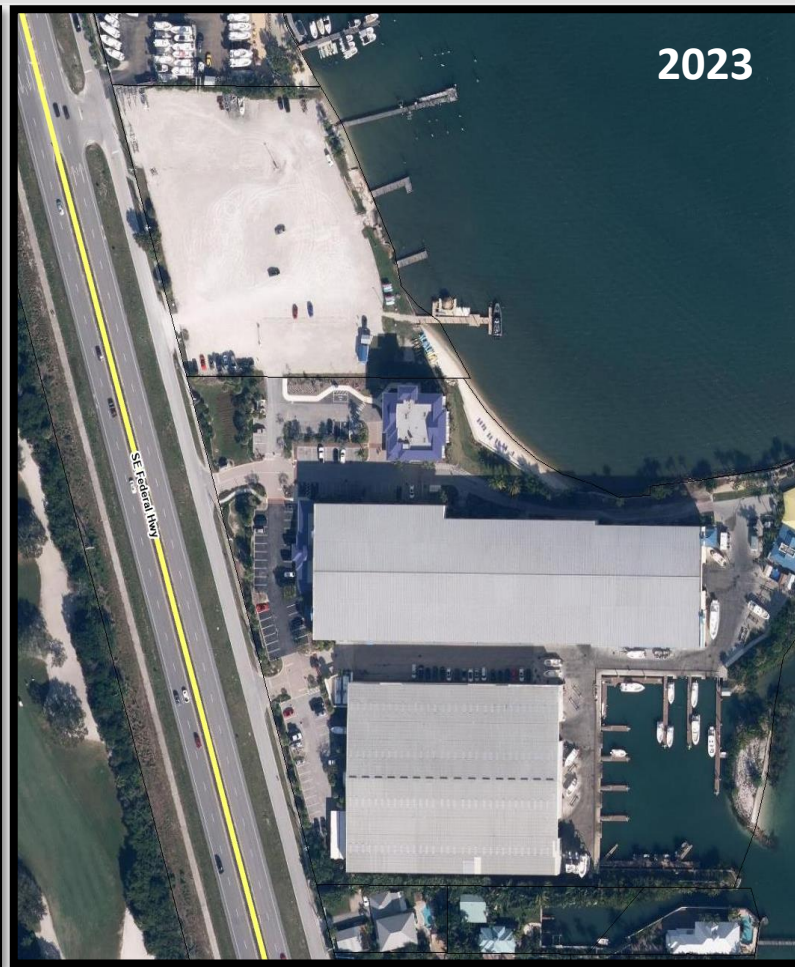
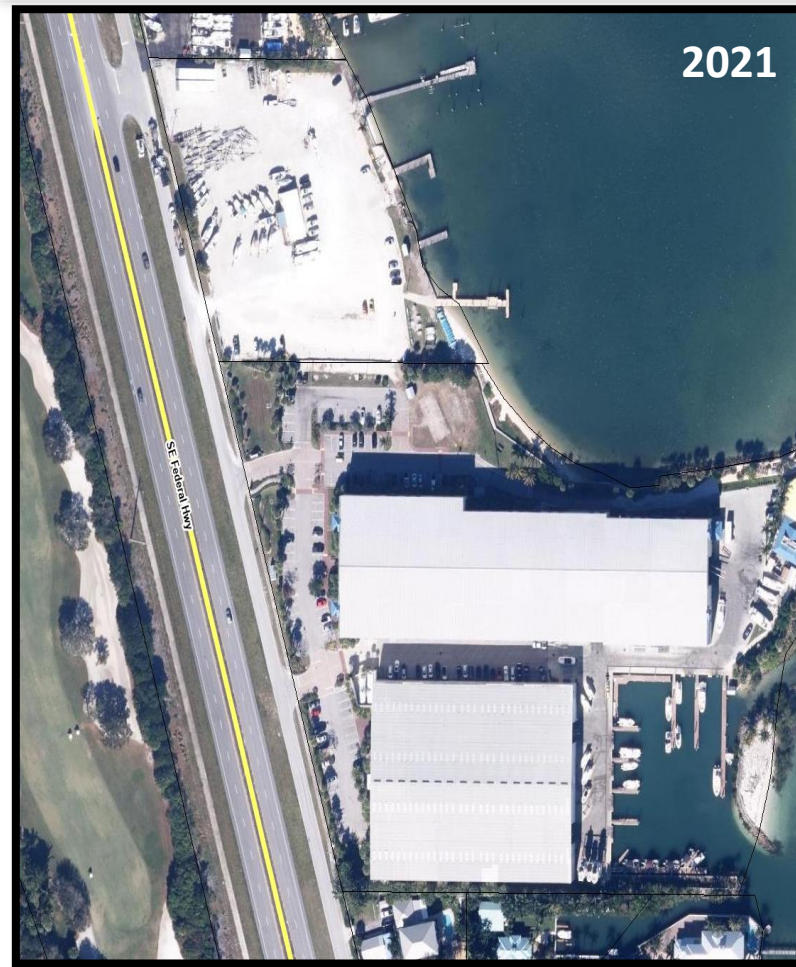
# MARTIN COUNTY PROPERTY APPRAISER



Palm Pike Crossing



# MARTIN COUNTY PROPERTY APPRAISER



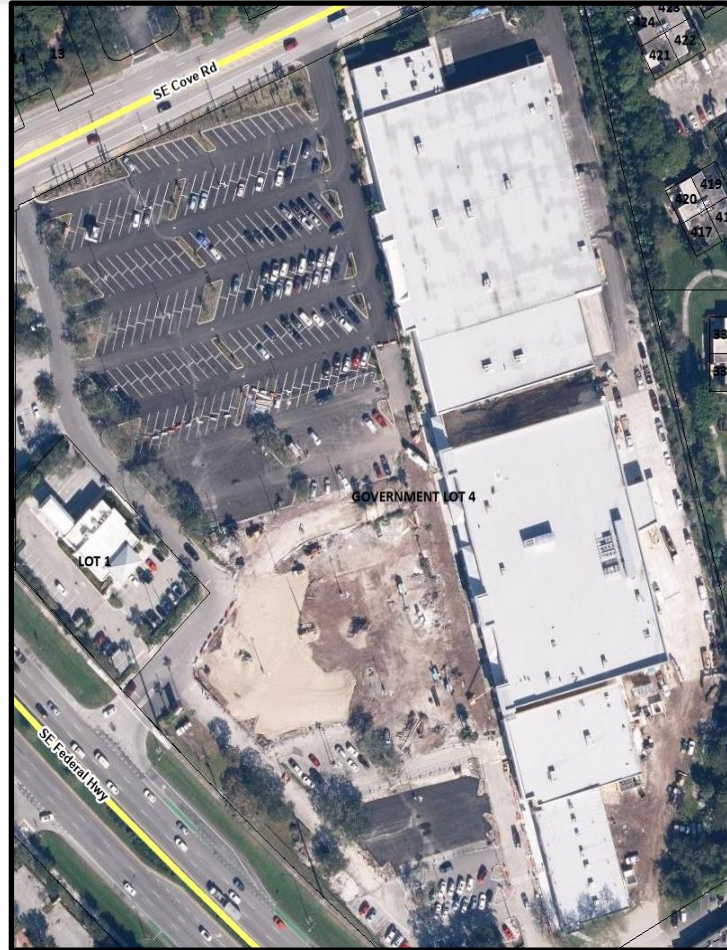
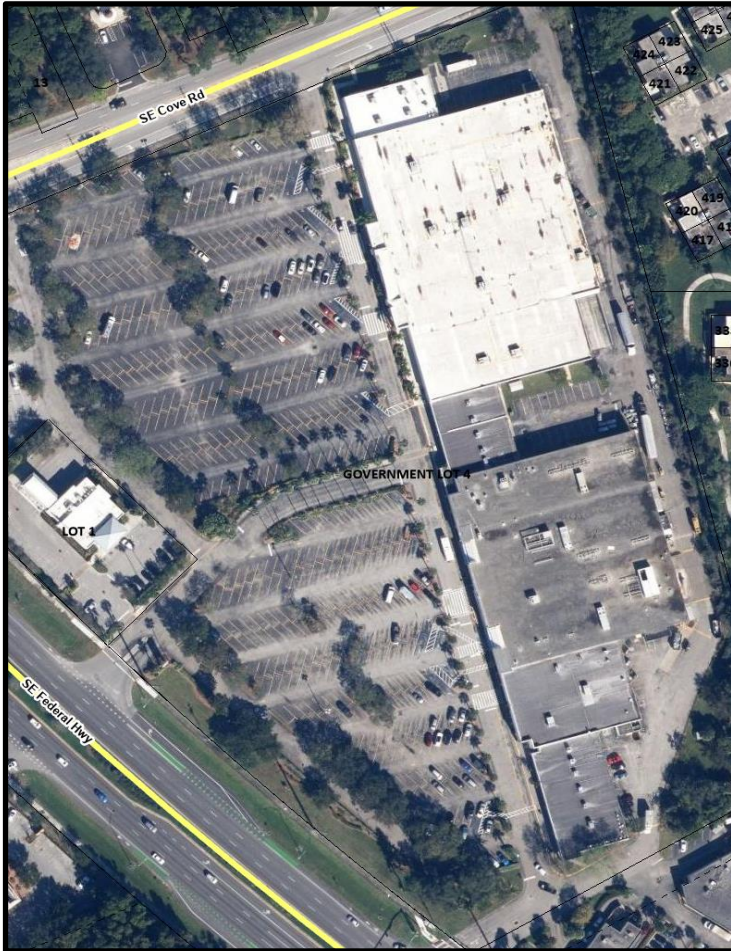
-18,808 SF  
-30 rooms



The Pointe Hotel at Jupiter Pointe Marina



# MARTIN COUNTY PROPERTY APPRAISER

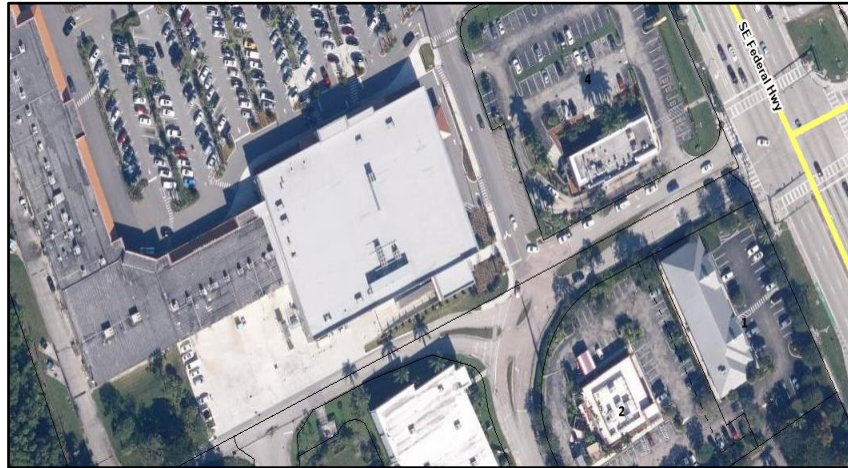


Cove Shopping  
Center

Publix



# MARTIN COUNTY PROPERTY APPRAISER



Wedgewood  
Commons

Federal/Osprey



Kanner/Pratt



Publix



# MARTIN COUNTY PROPERTY APPRAISER



South Florida Gateway



# MARTIN COUNTY PROPERTY APPRAISER

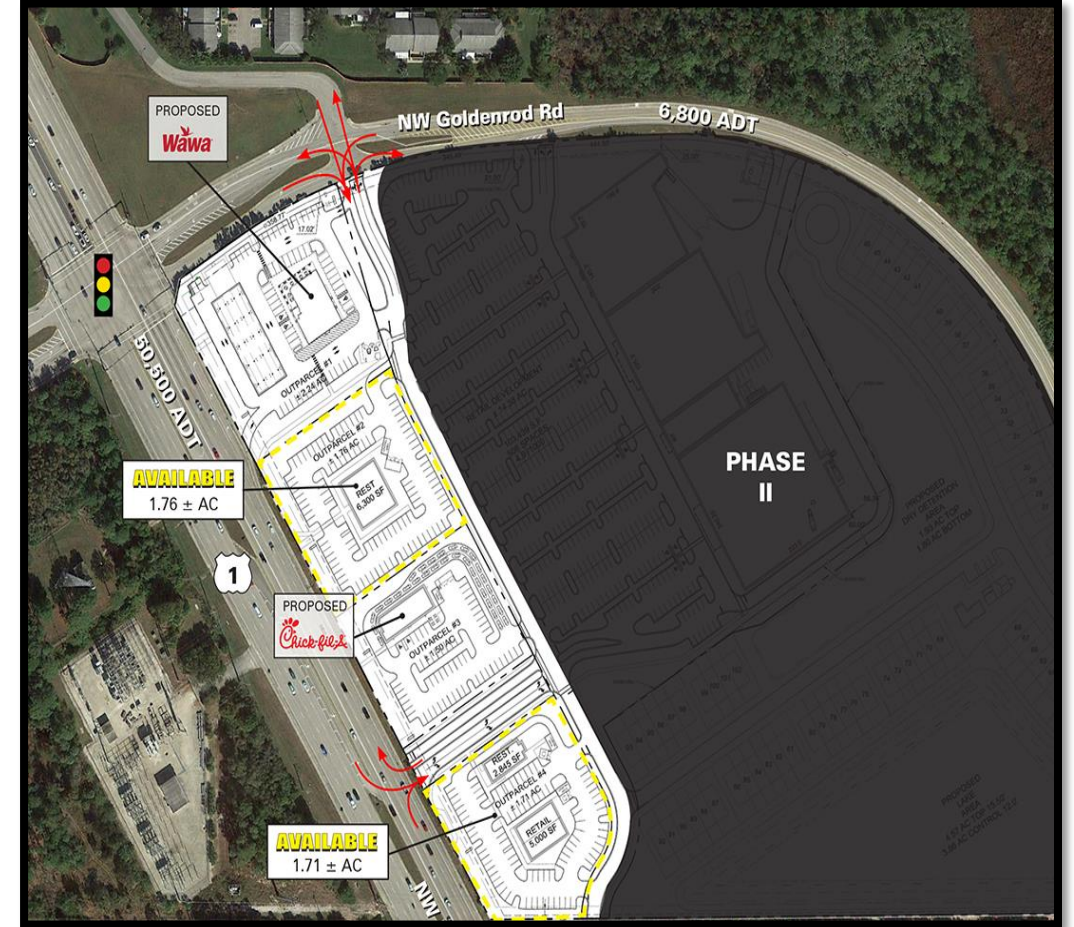


10/31/2023

South Florida Gateway



# MARTIN COUNTY PROPERTY APPRAISER



West Jensen CPUD



# MARTIN COUNTY PROPERTY APPRAISER



West Jensen CPUD





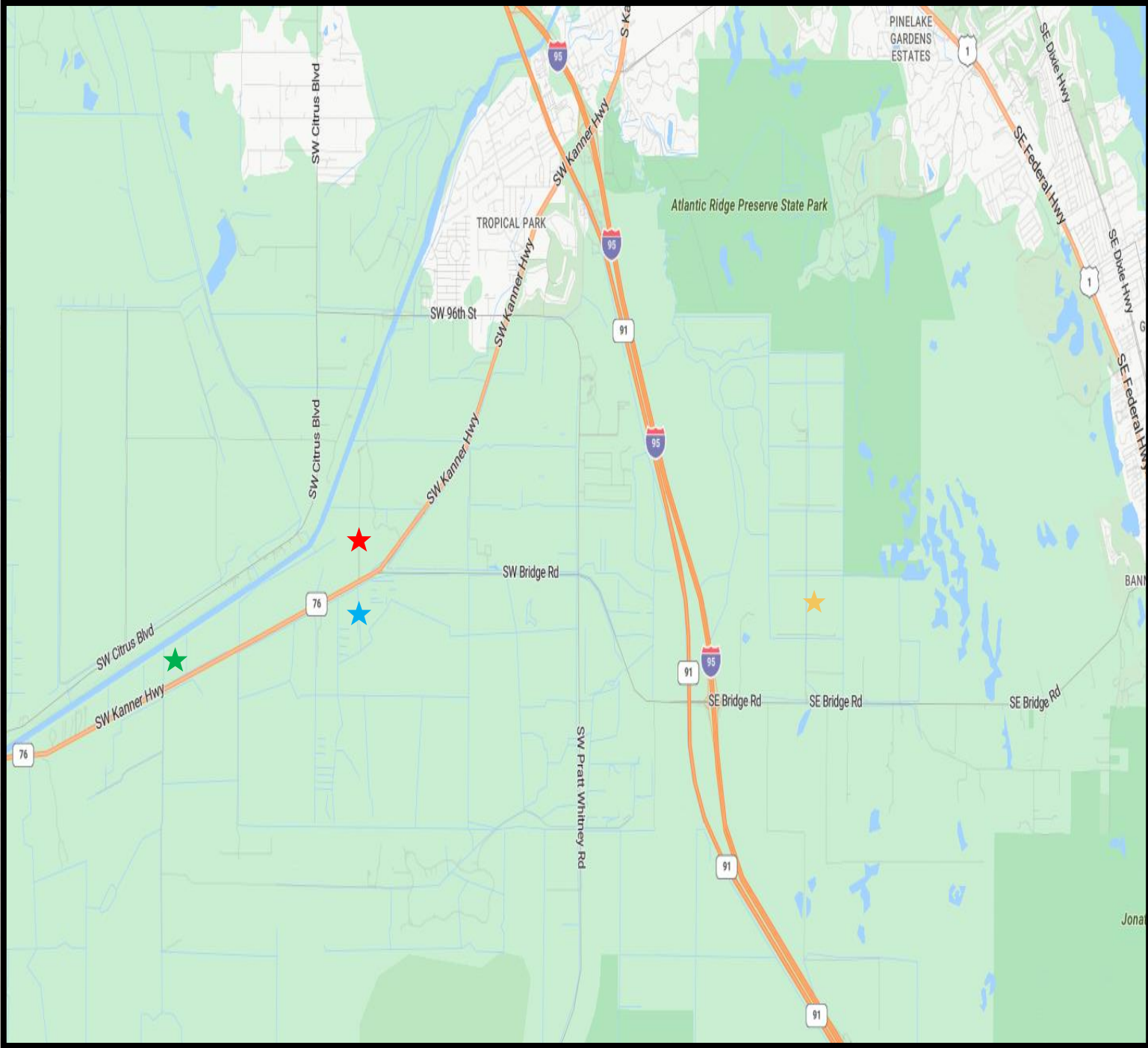
# New Golf Courses



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

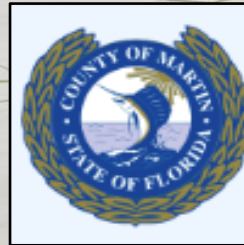
PASTURE,  
COMMUNITY  
AGRICULTURE,  
BIODYNAMIC  
FARMS, AND/OR  
COMMUNITY OPEN  
SPACE AMENITY



# Martin County Metropolitan Planning Organization (MPO)



## Martin County BOCC Proposed Development Map



## City of Stuart Development Map







# **New Website Features & Changes in Office Technology**



# Business Marketing Tools

Start With Us to get Free Tools at Your Fingertips!

● Create Brand Awareness

**TARGET**  
a specific audience



Examples:

- Business type (florist, hardware, beauty salon)
- Homeowner's Association
- Properties with pools
- Waterfront properties

● Promote Your Product/Service

**DEFINE**  
a geographic area



Examples:

- By district
- By city
- By subdivision
- By street

● Drive Traffic

● Grow Your Business

**CREATE**  
with up-to-date  
names & addresses



- Mailing labels
- Parcel specific data spreadsheet