



Martin County Property Appraiser
Jenny Fields, CFA



INTERACTIVE CALENDAR

[Searches](#)

[Homestead Exemption](#)

[Tools & Downloads](#)

[Forms](#)

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[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.

Jenny

Jenny Fields, CFA

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[OUTREACH CALENDAR >](#)

[SCHEDULE A SPEAKER >](#)

INTERACTIVE CALENDAR

« November 2023 »

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 <div style="display: flex; flex-direction: column; gap: 5px;"> <div style="background-color: #4a7c9c; color: white; padding: 2px;">CareCommunity Magazine</div> <div style="background-color: #8c9c4a; color: white; padding: 2px;">From The Martin County Tax Collector - Tax Bill Planning</div> <div style="background-color: #c0392b; color: white; padding: 2px; border: 2px solid red; border-radius: 50%;">Martin County Realtors of the Treasure Coast</div> <div style="background-color: #c0392b; color: white; padding: 2px;">Jupiter Requesta Hobe Sound Association of Realtors</div> </div>	2	3	4
5	6	7	8	9	10 <div style="background-color: #8c9c4a; color: white; padding: 2px;">Office Closed - Veterans Day Observed</div>	11
12	13	14	15	16 <div style="background-color: #c0392b; color: white; padding: 2px;">Martin County Estate Planning Council</div>	17	18 <div style="background-color: #c0392b; color: white; padding: 2px;">The Charter Club at Martin Downs</div>
19	20	21	22	23 <div style="background-color: #8c9c4a; color: white; padding: 2px;">Office Closed - Thanksgiving Day</div>	24 <div style="background-color: #8c9c4a; color: white; padding: 2px;">Office Closed - Day After Thanksgiving</div>	25
26	27	28	29	30		

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

■ Presentations
 ■ Publications
 ■ Mailings
 ■ Important Dates

INTERACTIVE CALENDAR

Martin County Realtors of the Treasure Coast



Property Appraiser Jenny Fields will be presenting to the members of the Martin County Realtors of the Treasure Coast on November 1st.

Event Information

Event Date	November 1, 2023
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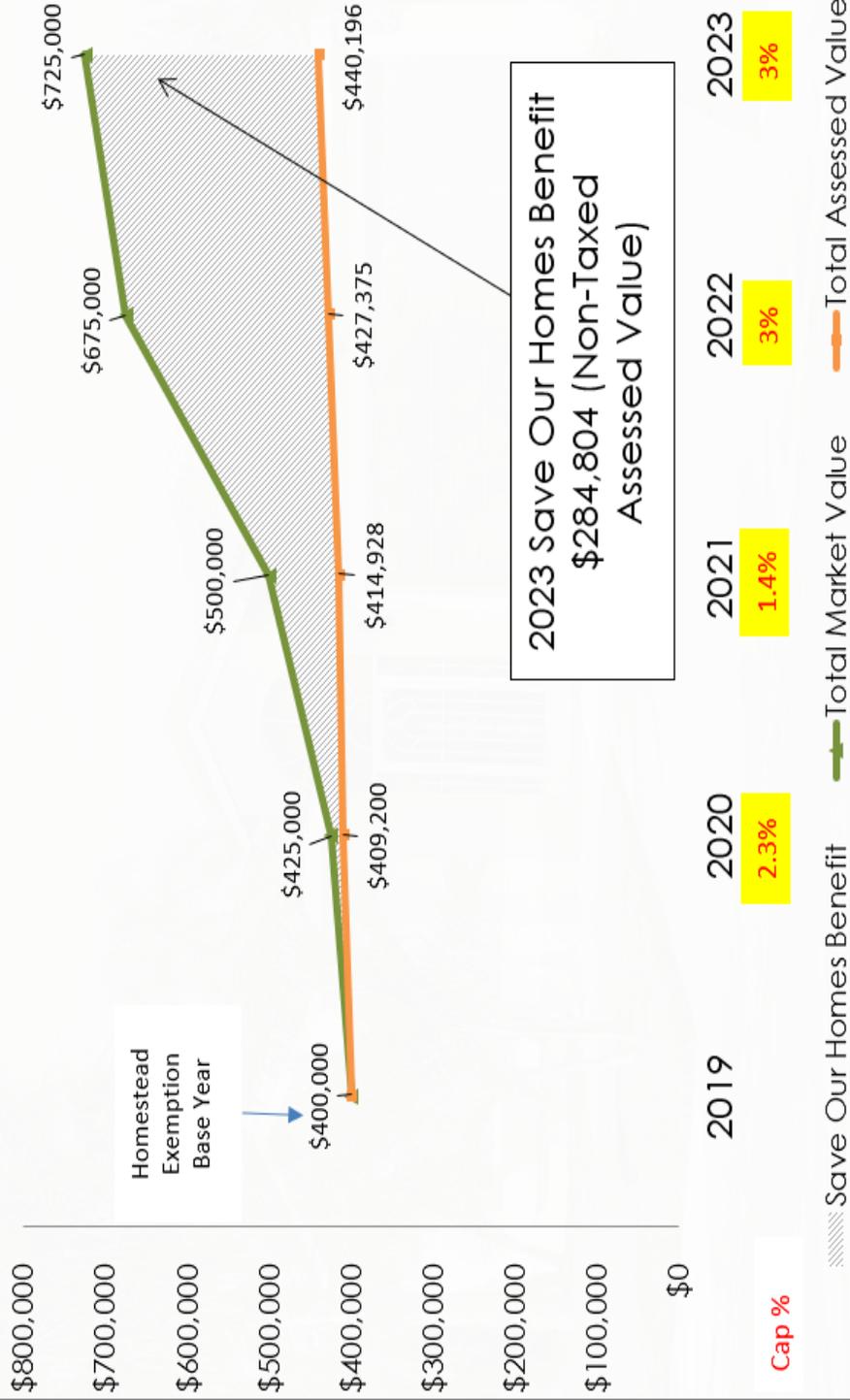
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Homestead Exemption & Benefits

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: Same Value

Year Built: Same Year Built

Purchased: Last Year

Taxes: \$3,910

My Neighbor's Home



Market Value: Same Value

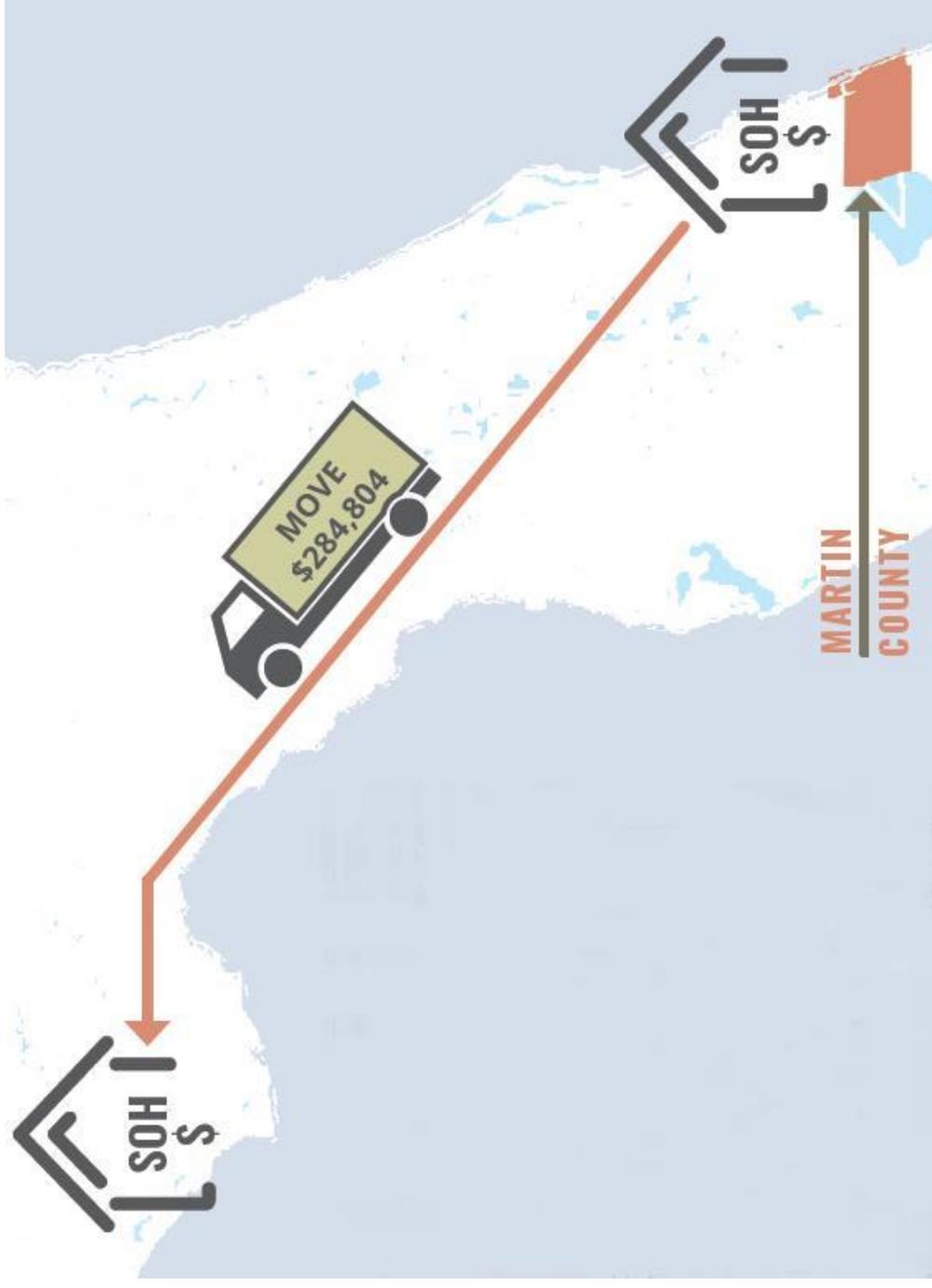
Year Built: Same Year Built

Purchased: 10 Years Ago

Taxes: \$2,940

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.



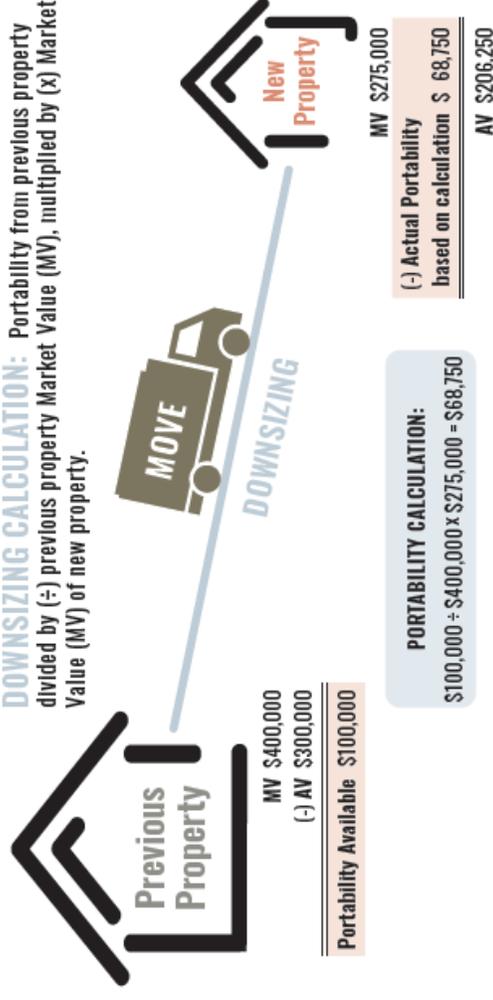
UPSIZE VS DOWNSIZE

- 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)



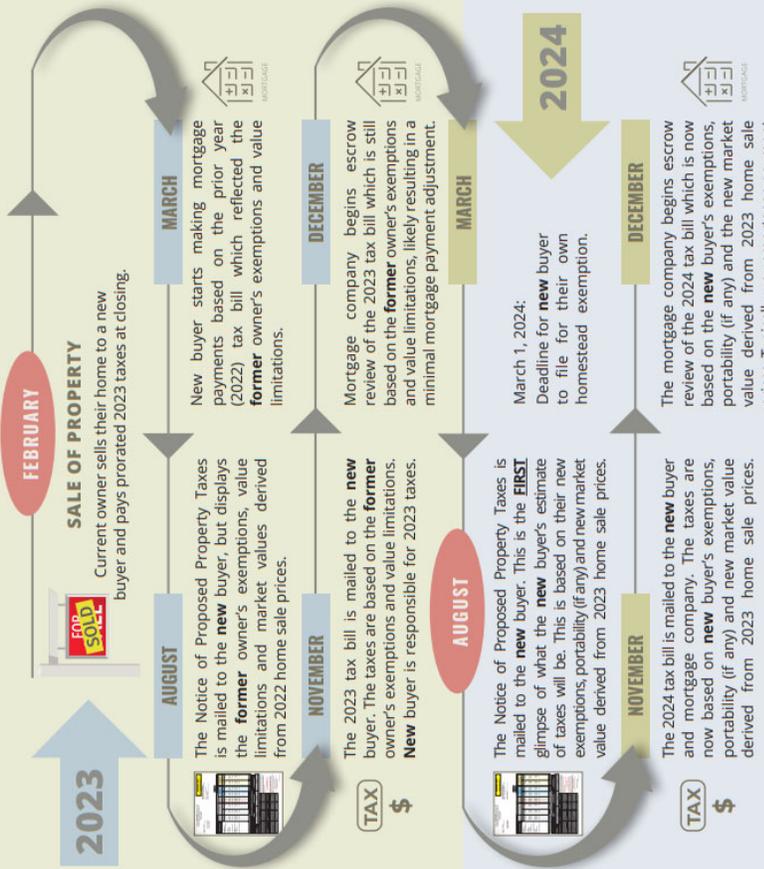
DOWNSIZING CALCULATION: Portability from previous property divided by (÷) previous property Market Value (MV), multiplied by (x) Market Value (MV) of new property.



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

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



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.



How Does a Calamity Affect My Property Taxes?

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

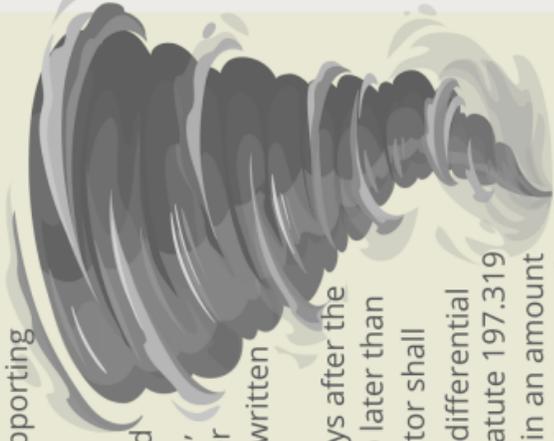
April 1. The Tax Collector shall

calculate the damage differential

pursuant to Florida Statute 197.319

and process a refund in an amount

equal to the catastrophic event refund.





Commercial & Industrial

COMMERCIAL/INDUSTRIAL PROPERTIES

Top Property Type By Count

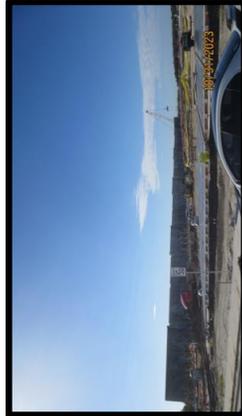
Property Code	Property Type	Count
1204	Mixed Use condo	572
4804	Warehouse Condo	551
1000	Vacant Commercial	343
4800	Warehouse Distribution	322
1100	Stores	268
1700	Office Building Single Story	195
1900	Prof serv/Medical offices	118
1600	Community Shopping Center	114
1800	Office Building Multi-Story	106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



COMMERCIAL/INDUSTRIAL PROPERTIES

Top Property Type By Count

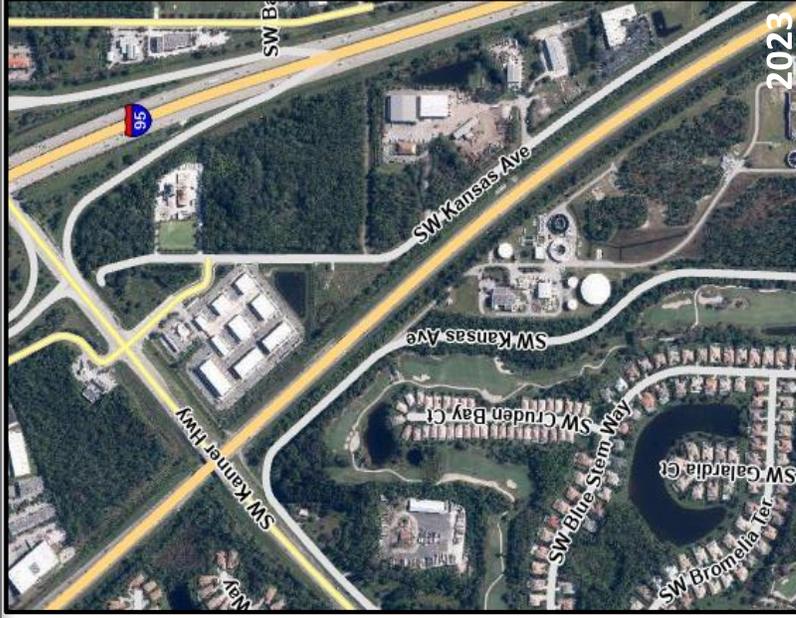
Property Code	Property Type	Total Finished Area
4800	Warehouse Distribution	7,365,076
1600	Community Shopping Center	5,265,460
1100	Stores	2,267,740
1800	Office Building Multi-Story	1,680,311
4100	Light Equipment Manufacturing	1,459,949
4804	Warehouse Condo	1,138,003
3900	Hotels/Motels	1,015,821
2700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





New Construction & Development

MARTIN COUNTY PROPERTY APPRAISER



South Martin Industrial Park

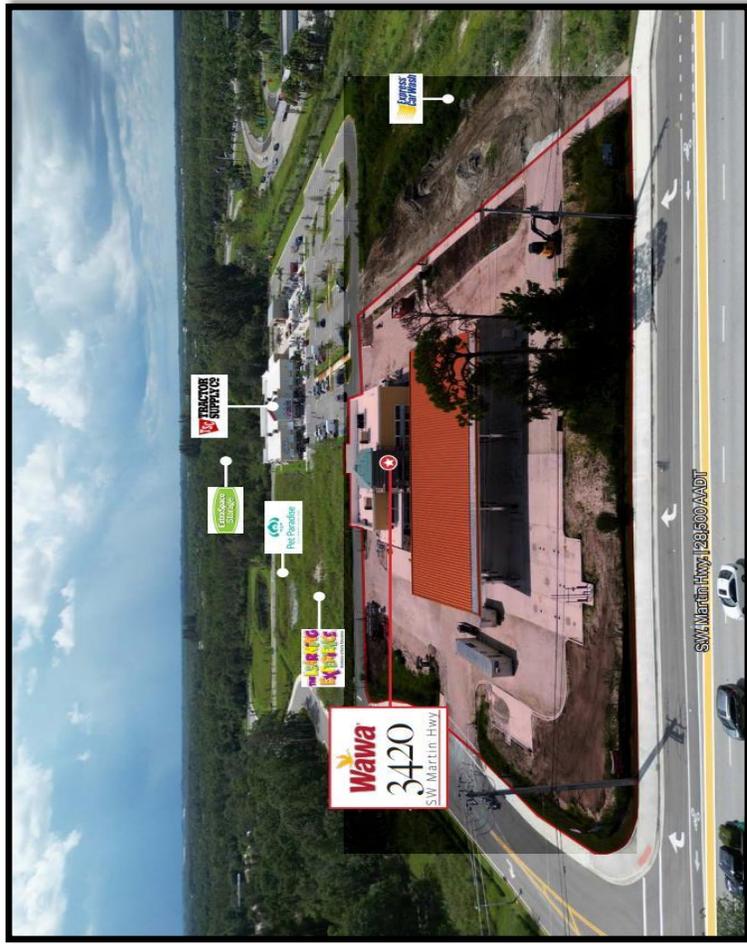
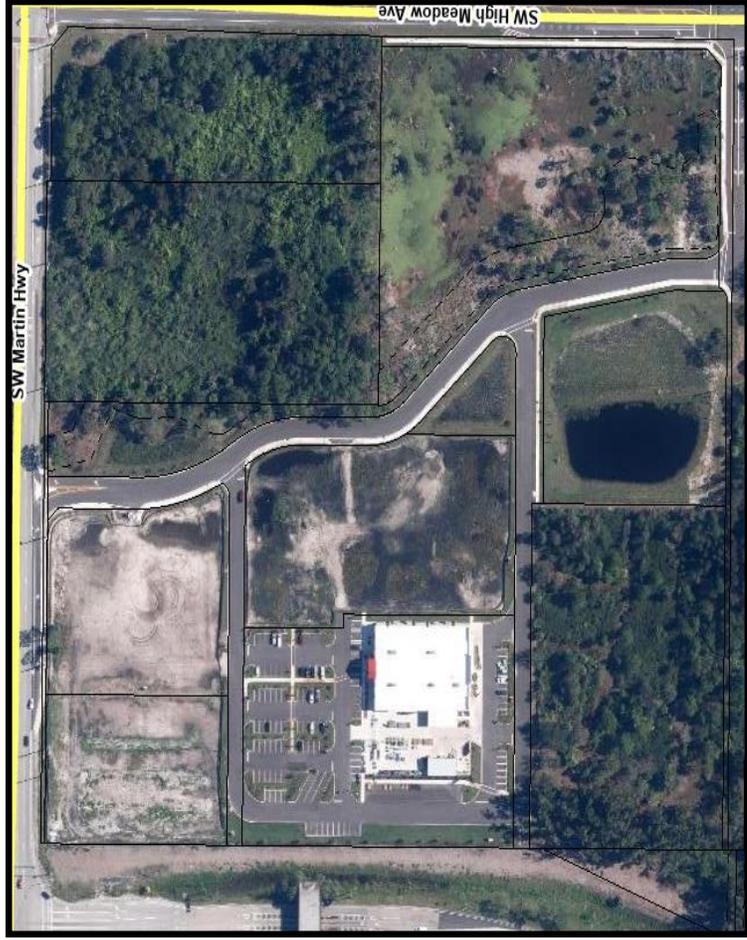
MARTIN COUNTY PROPERTY APPRAISER



45,561 SF

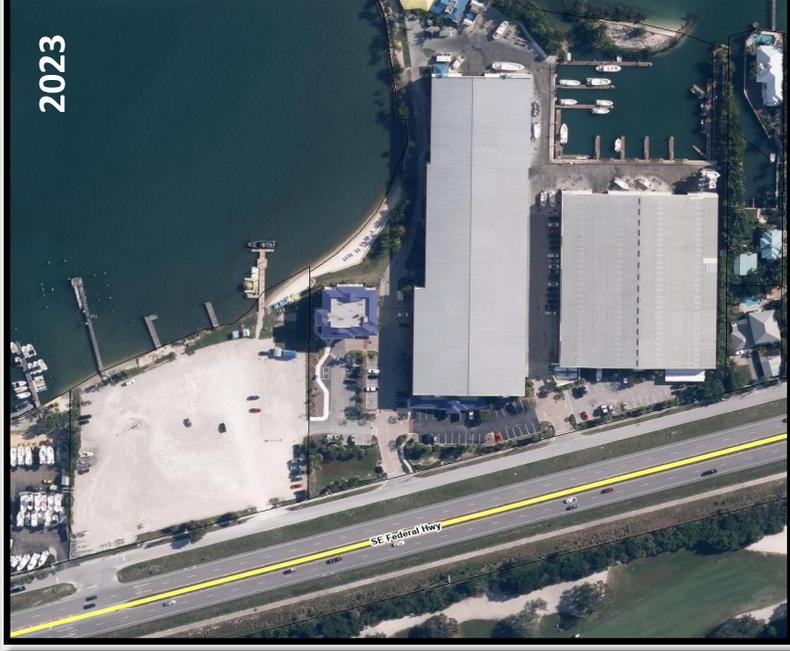
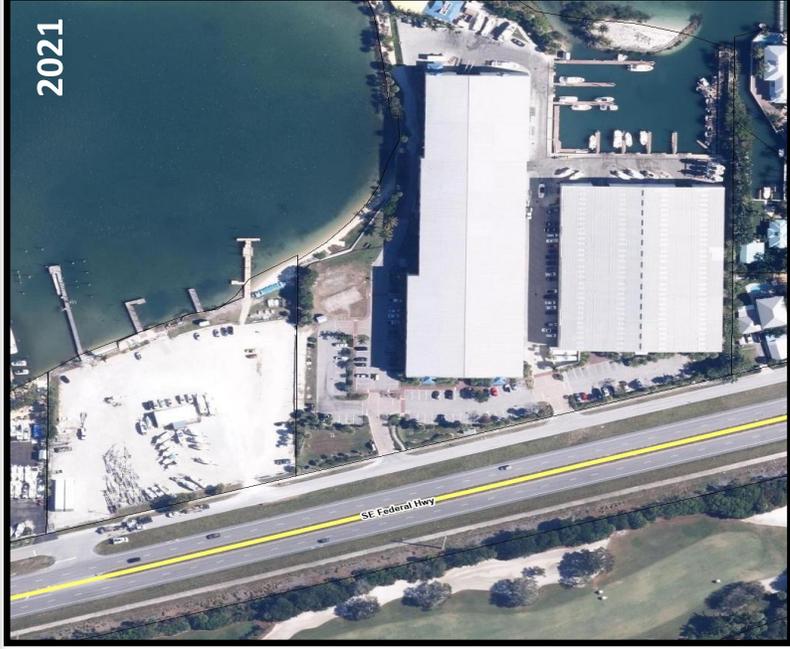
Tractor Supply Palm City/Indiantown

MARTIN COUNTY PROPERTY APPRAISER



Palm Pike Crossing

MARTIN COUNTY PROPERTY APPRAISER

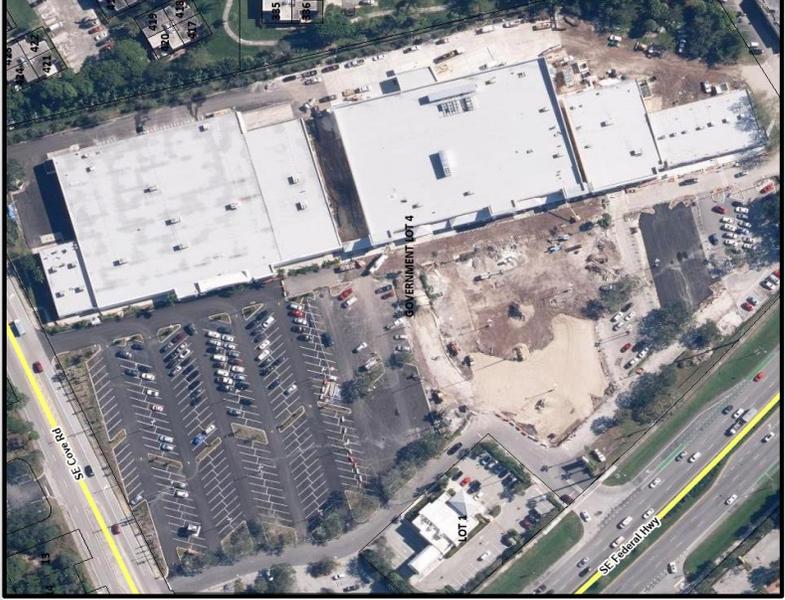
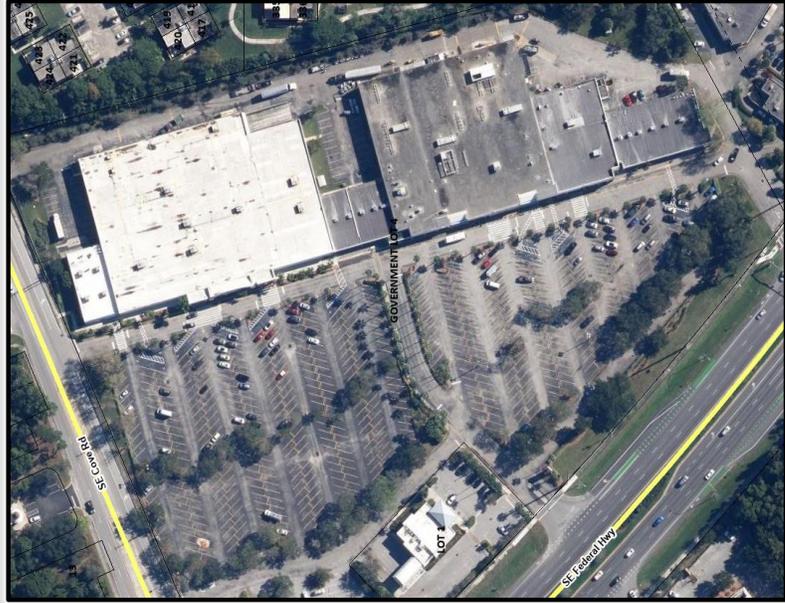


-18,808 SF
-30 rooms



The Pointe Hotel at Jupiter Pointe Marina

MARTIN COUNTY PROPERTY APPRAISER



Cove Shopping Center

Publix

MARTIN COUNTY PROPERTY APPRAISER



Wedgewood
Commons



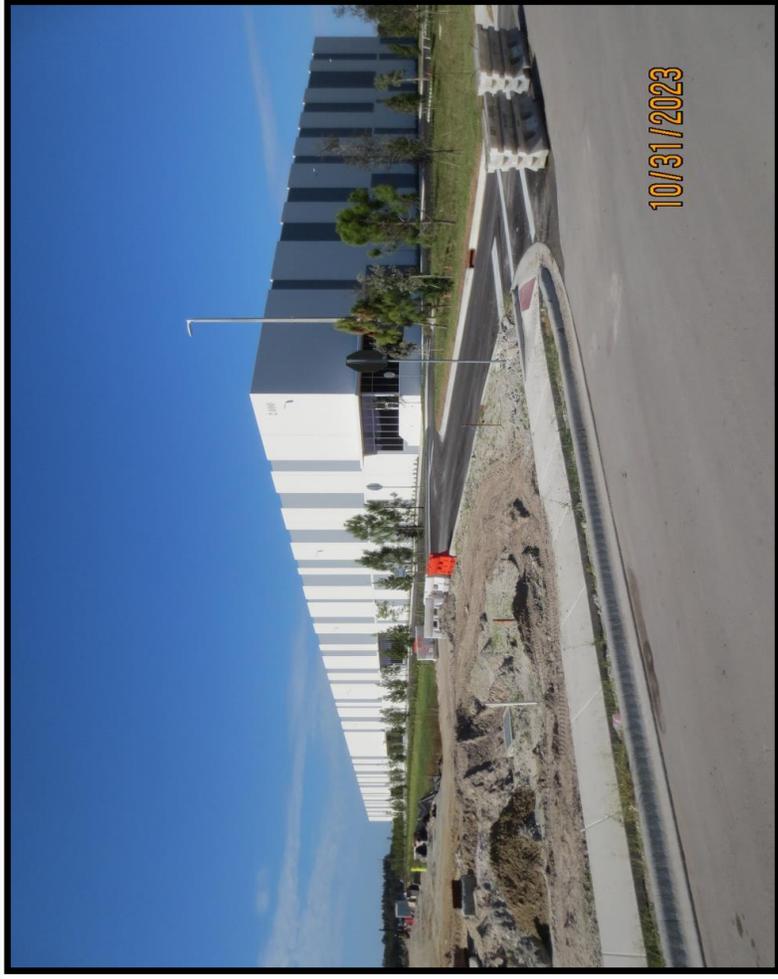
Kanner/Pratt

Federal/Osprey



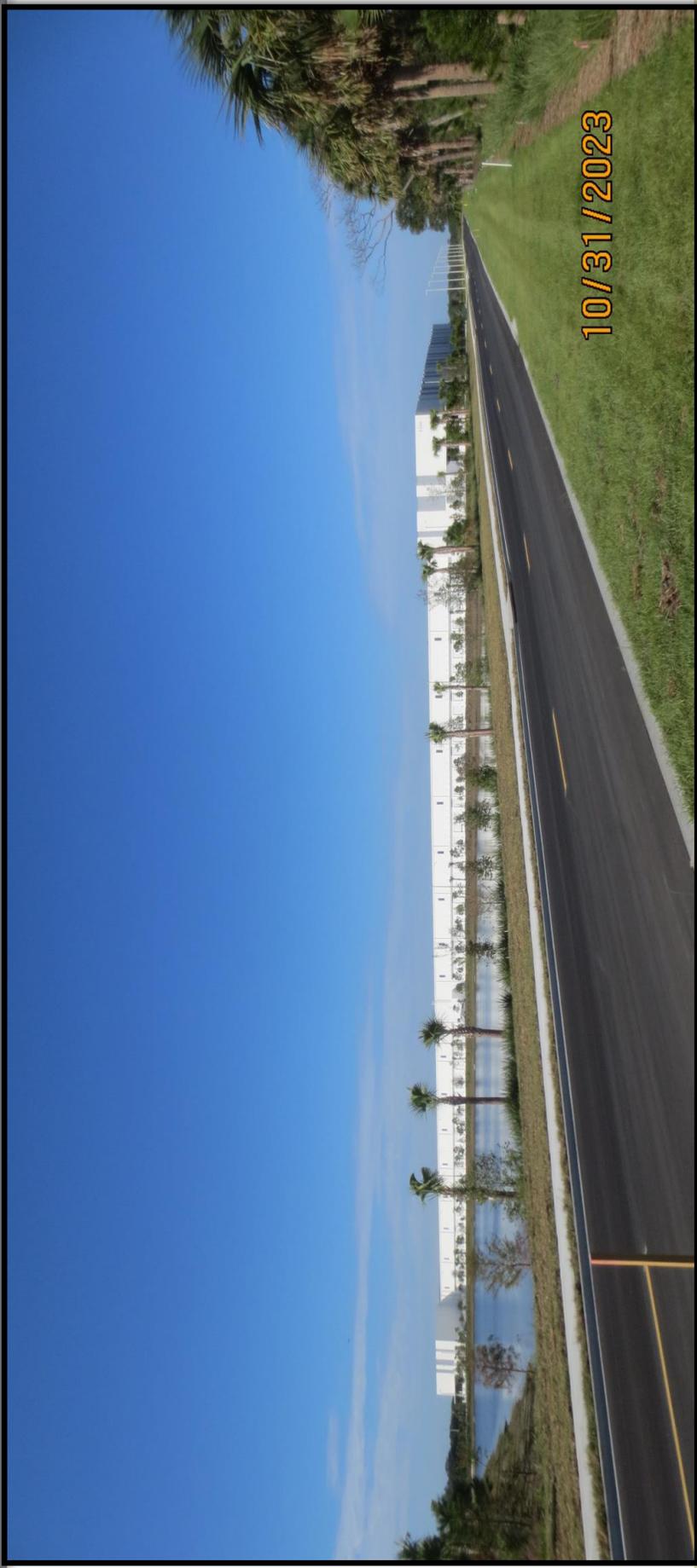
Publix

MARTIN COUNTY PROPERTY APPRAISER



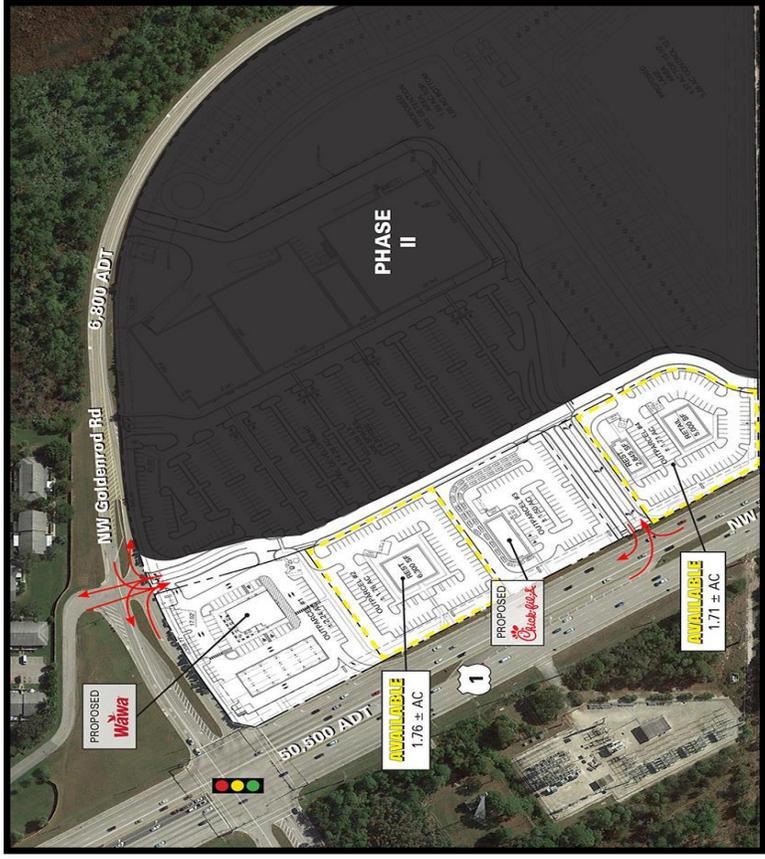
South Florida Gateway

MARTIN COUNTY PROPERTY APPRAISER



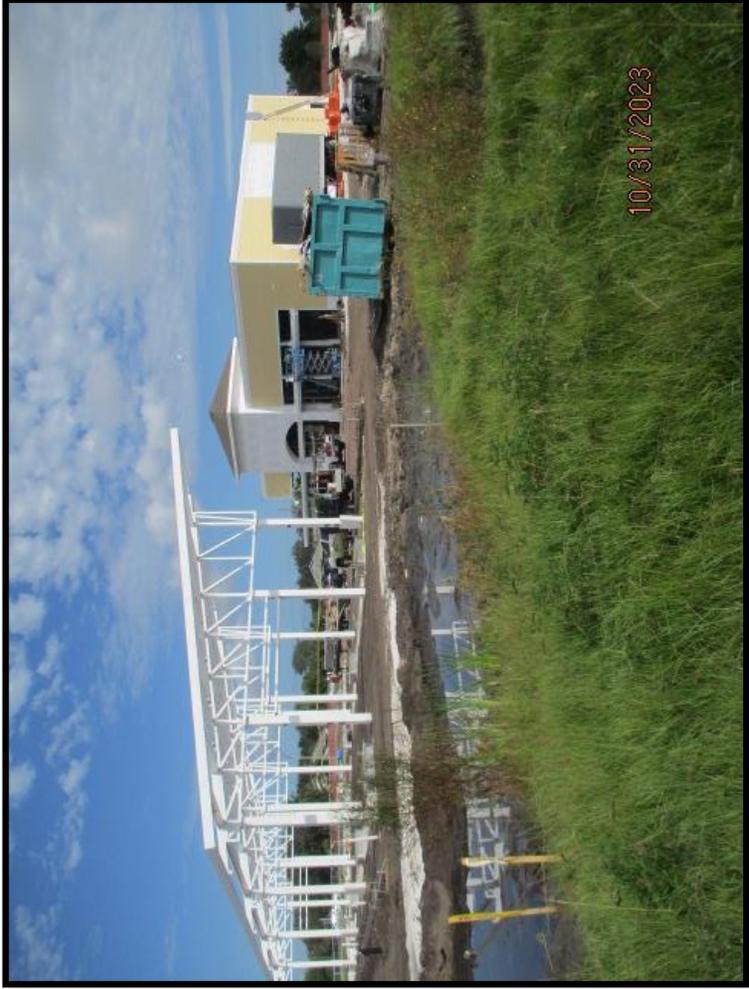
South Florida Gateway

MARTIN COUNTY PROPERTY APPRAISER



West Jensen CPUD

MARTIN COUNTY PROPERTY APPRAISER



West Jensen CPUD

Martin County Metropolitan Planning Organization (MPO)



Martin County BOCC Proposed Development Map



City of Stuart Development Map





In Depth Look at Ad Valorem Tax Process