



Martin County Property Appraiser
Jenny Fields, CFA



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.

Jenny

Jenny Fields, CFA

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INTERACTIVE CALENDAR



November ▾ 2023 ▾



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 iCareCommunity Magazine From The Martin County Tax Collector - Tax Bill Mailing Martin County Realtors of the Treasure Coast	2 November E-News	3	4
5 Friends and Neighbors of Martin County	6 Hobe Sound Beach Shop's Turtle Times	7	8 Jupiter Tequesta Hobe Sound Association of Realtors	9	10 Office Closed - Veterans Day Observed	11
12	13 Out2News	14	15	16 Martin County Estate Planning Council	17 Seabreeze Publications	18 The Charter Club at Martin Downs
19 Friends and Neighbors of Martin County	20 TCPalm Real Estate Source	21	22	23 Office Closed - Thanksgiving Day	24 Office Closed - Day After Thanksgiving	25
26	27 Leadership Martin County	28 Keller Williams Palm City	29	30		

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

INTERACTIVE CALENDAR

Keller Williams Palm City



Property Appraiser Jenny Fields, Chief Deputy Karl Andersson, and Tyler Steinhauer Director of Taxroll and Appraisal Services will present to agents of Keller Williams of Palm City.

Event Information

Event Date	November 28, 2023
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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

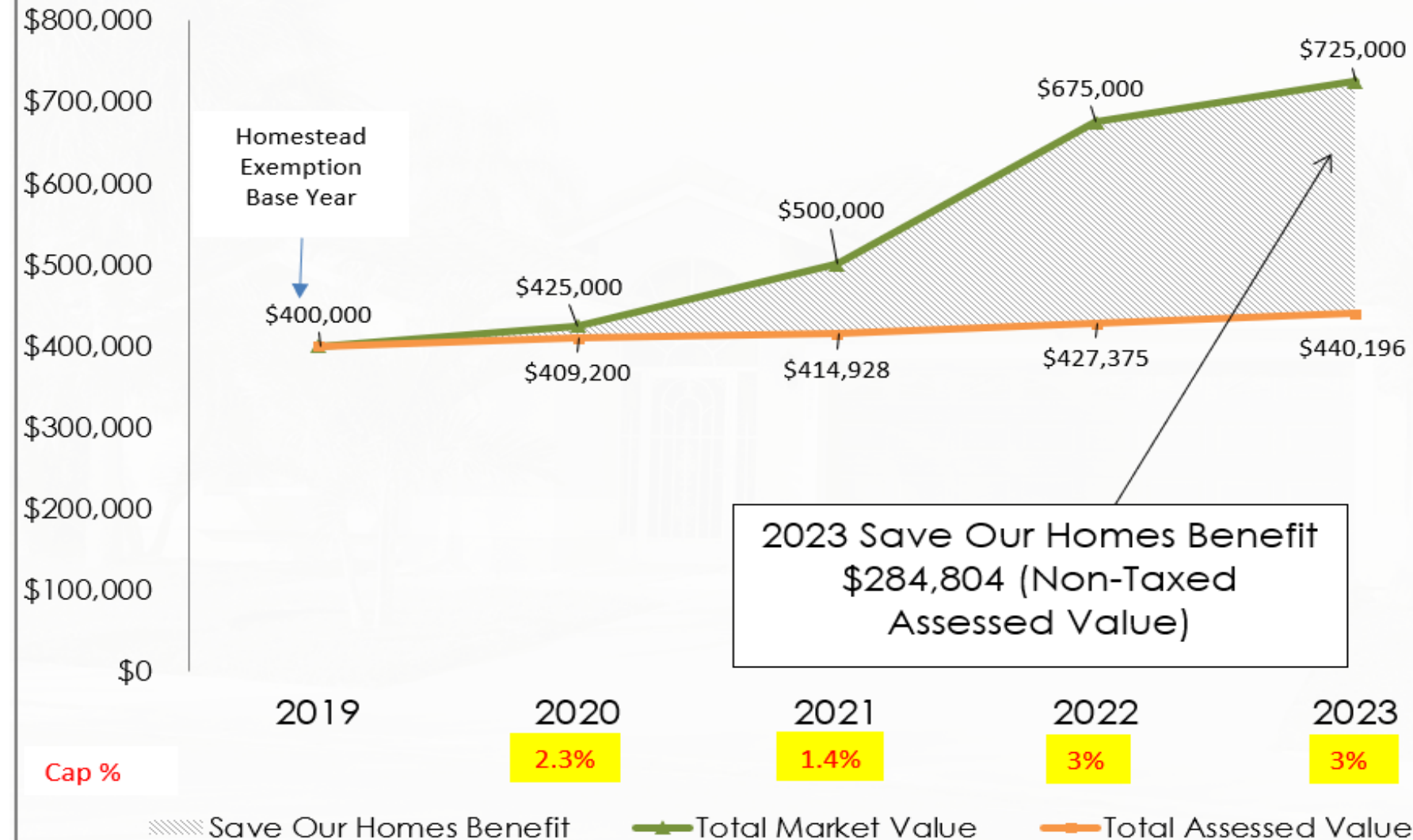
Saves hundreds
of tax dollars\$\$

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\$\$

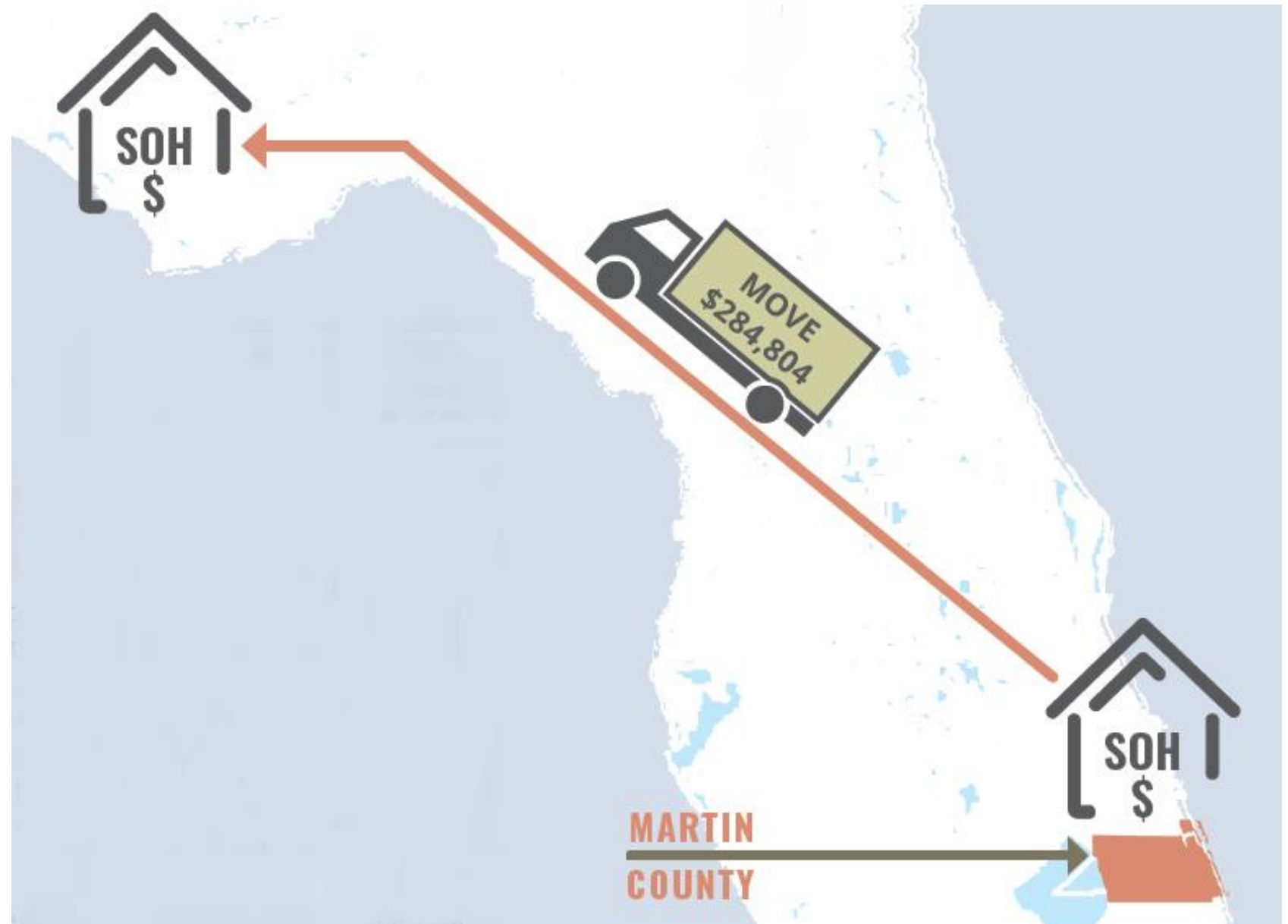
Save our
Homes

Eligible for other
Exemptions

Portability

PORTABILITY OF SAVE OUR HOMES

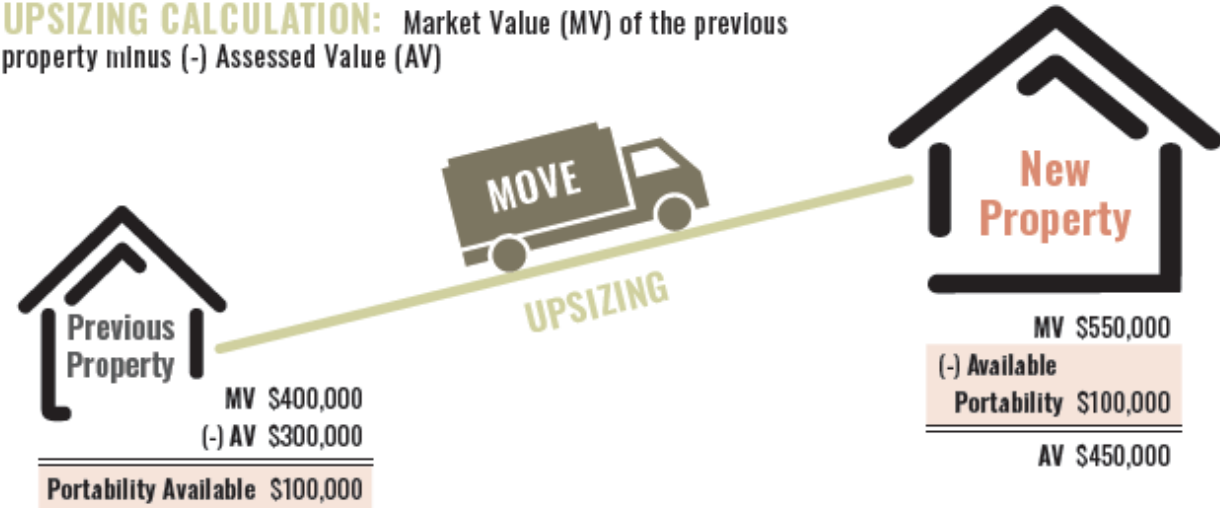
- While your homestead exemption is not transferable, you can “move” the accumulated SOH benefit from one homestead to another homestead, anywhere in Florida.
- You have from January 1st of the year you move, until January 1st three years later, to re-apply for homestead and retain the SOH benefit.



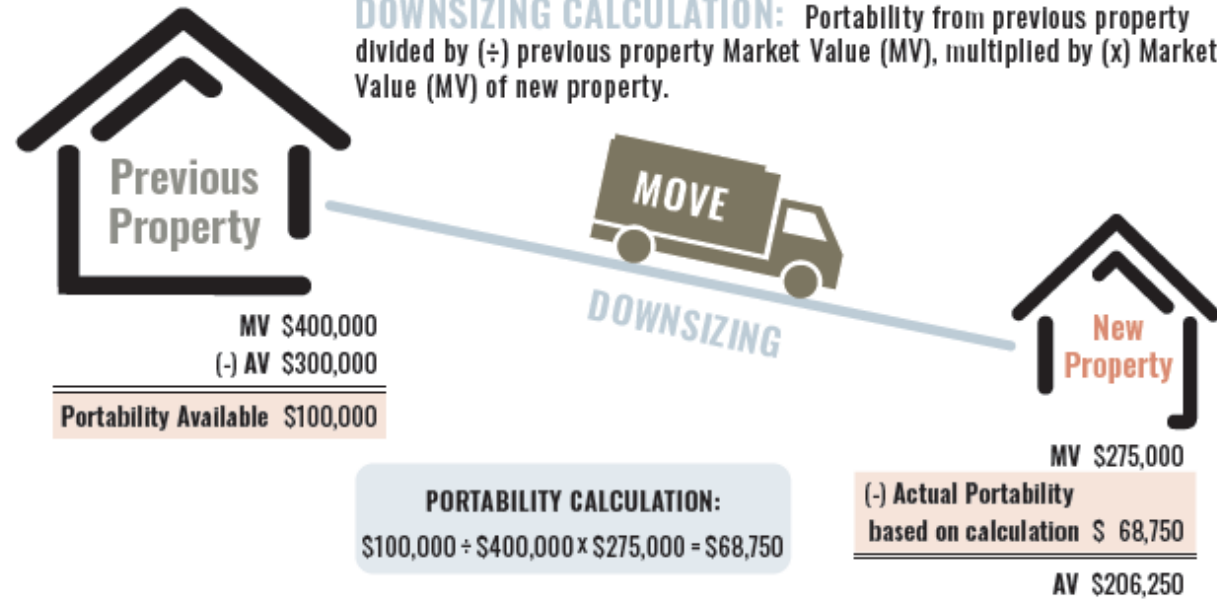
UPSIZE VS DOWNSIZE

- 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)



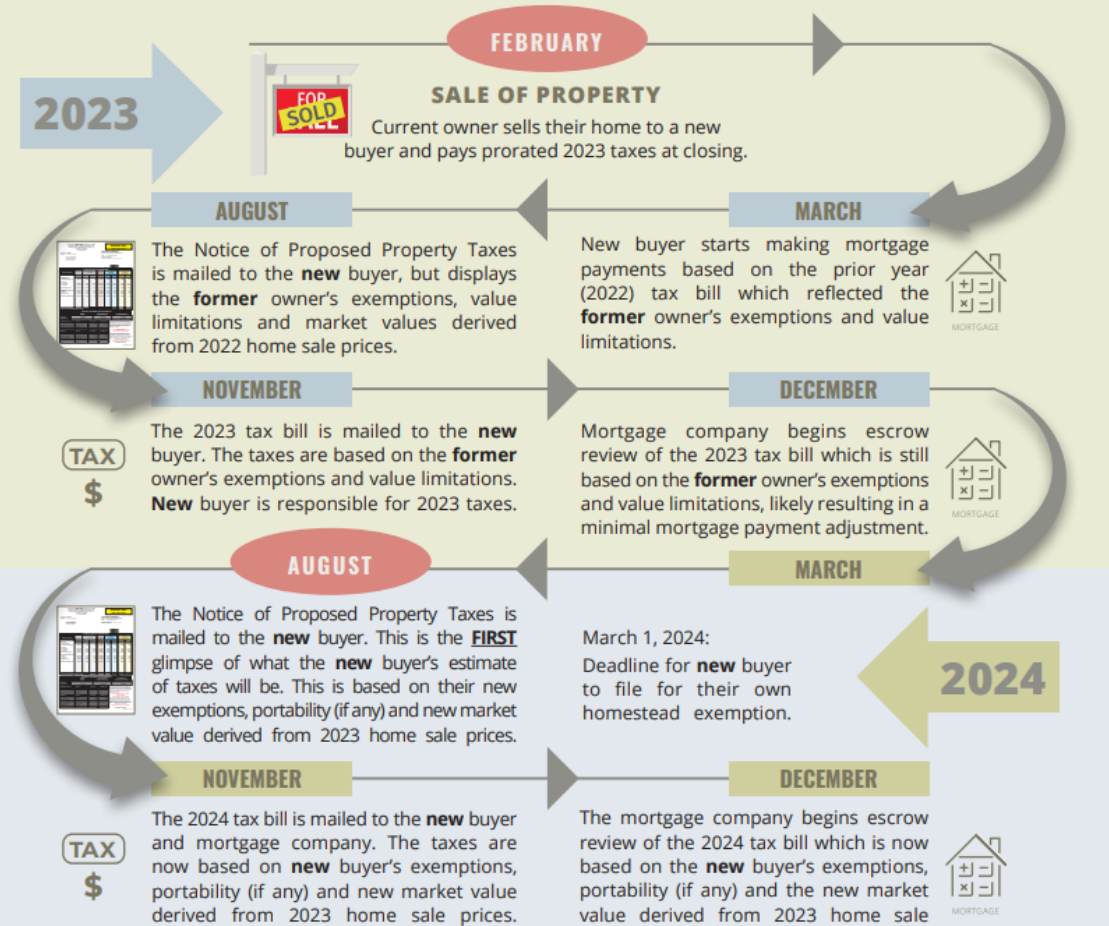
DOWNSIZING CALCULATION: Portability from previous property divided by (÷) previous property Market Value (MV), multiplied by (x) Market Value (MV) of new property.



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



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

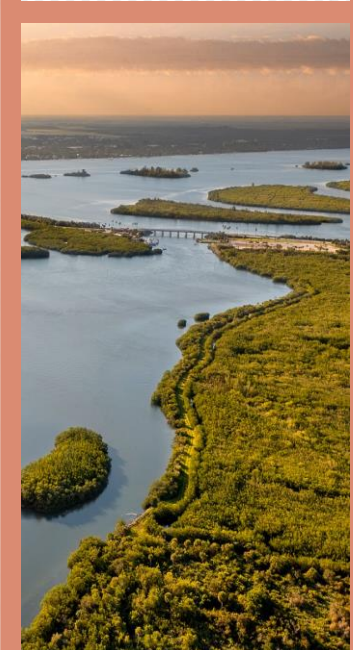
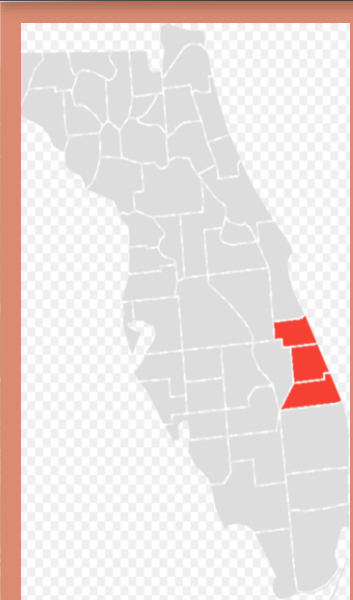
183,465

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

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

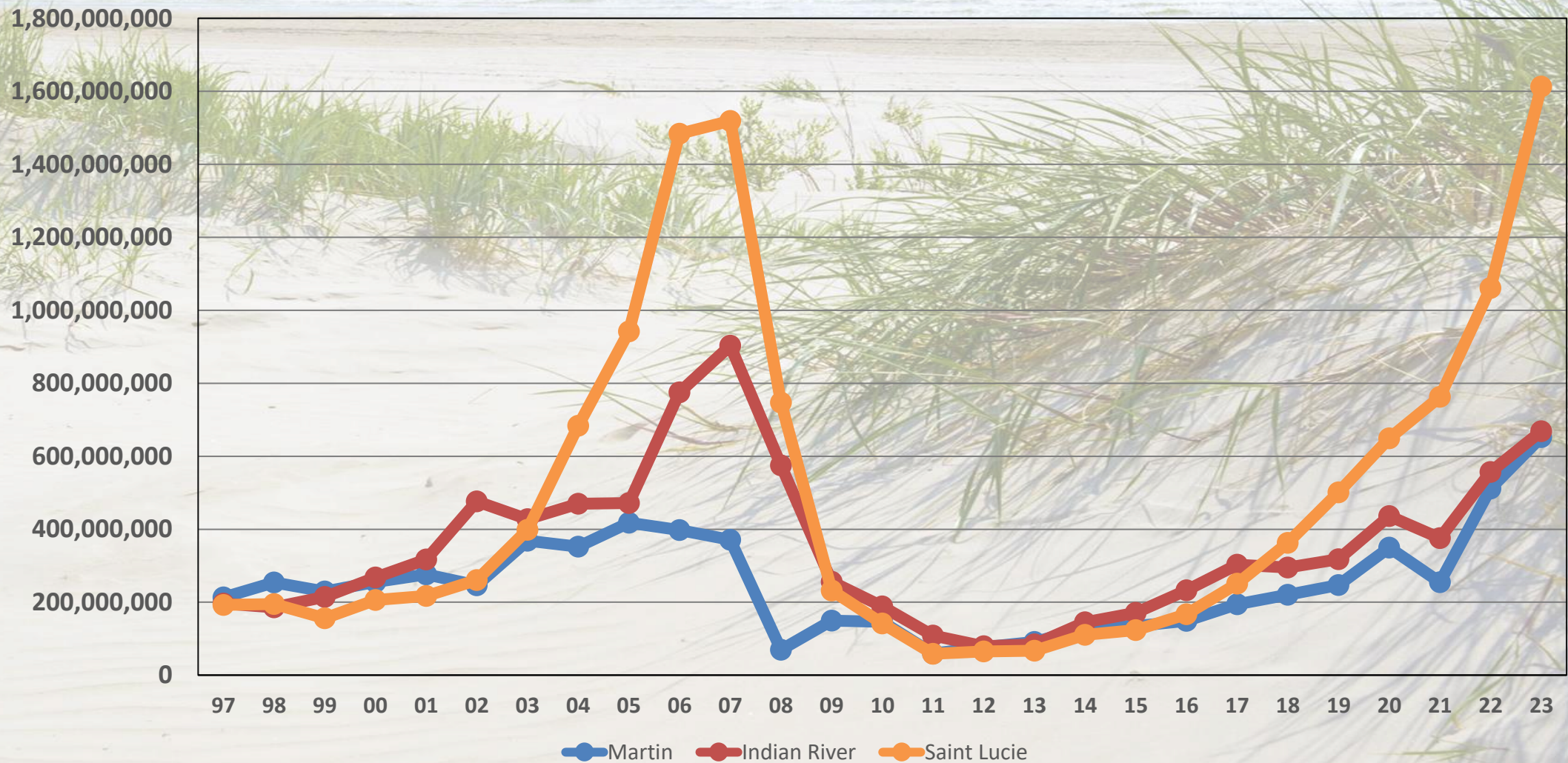
Total Taxable Value

17.67%

22-23 Percent
Increase

TREASURE COAST REAL ESTATE DATA

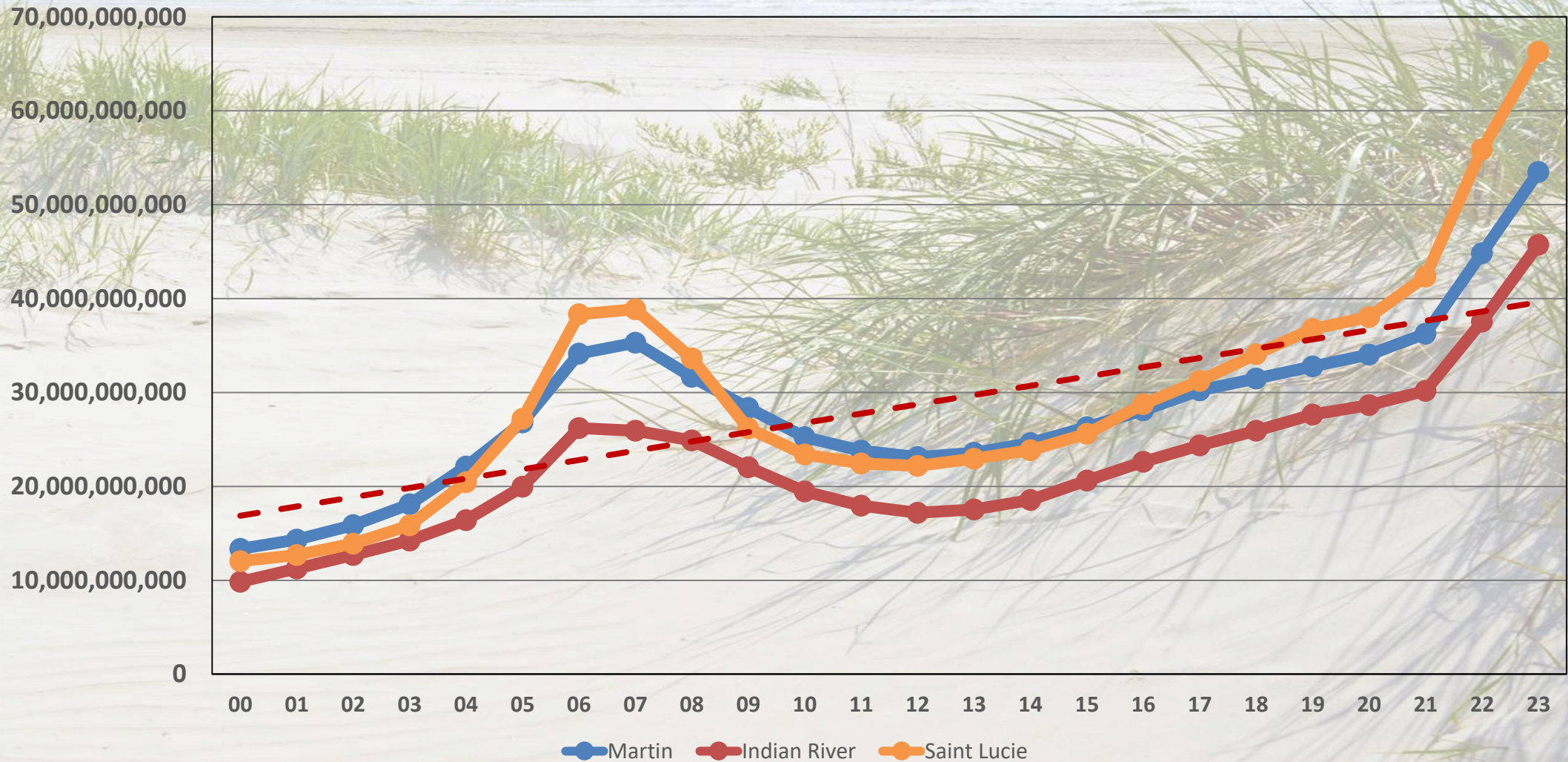
Historical 25 Year New Construction Trends



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)



New Construction & Development



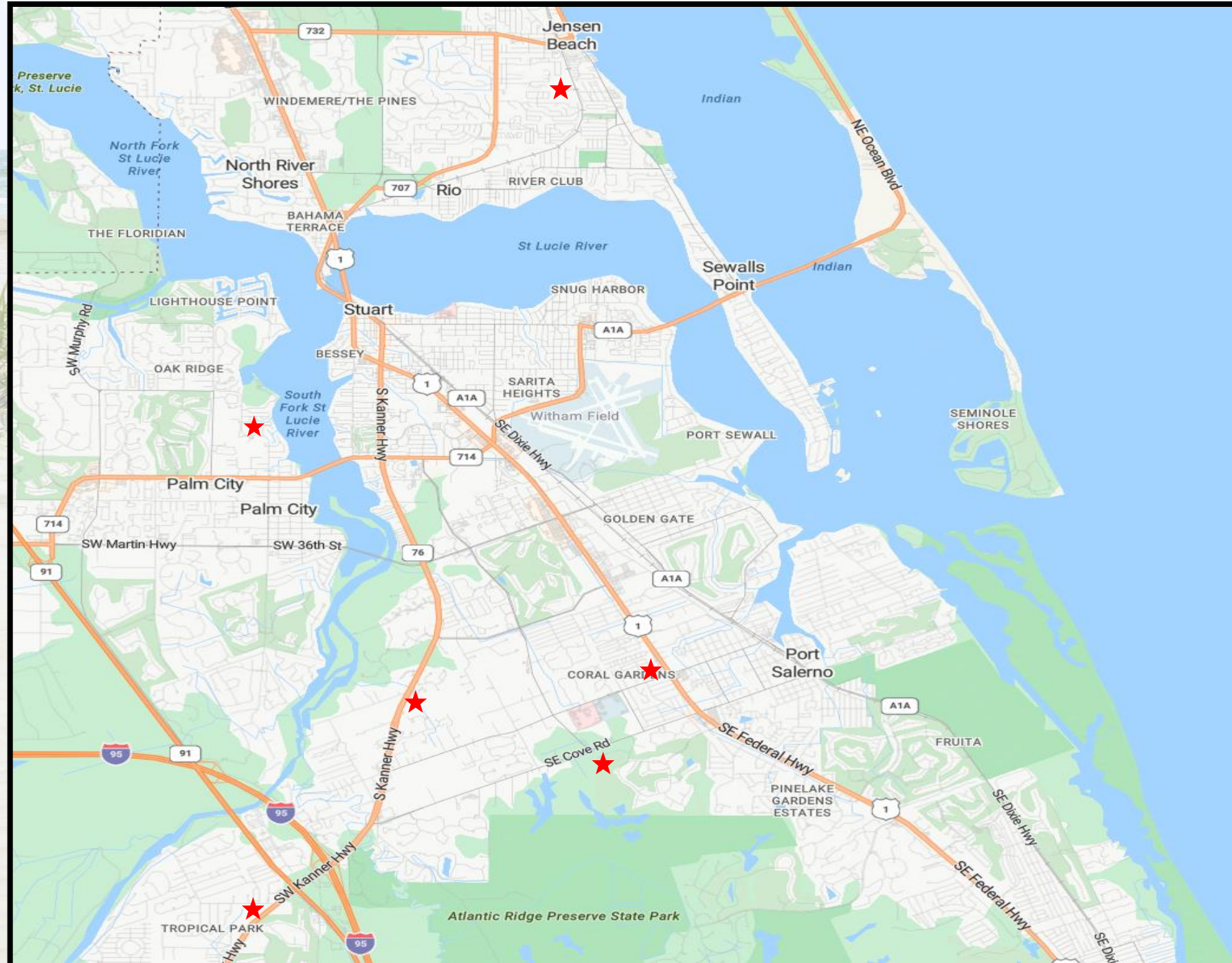
Residential

D·R·HORTON®

America's Builder



1. Sabal Point – 68 SFD, \$576+
2. The Oaks – 24 SFD, \$729+
3. Willow Pointe – 65 SFD, \$529+
4. Sandpiper Square – 20 SFD
5. Preserves at Park Trace – 114 SFD
6. Hampton Estates – 28 SFD





- 1. Copperleaf – 373 SFD (9 remaining) \$1.34+
- 2. Highpointe – 313 SFD, \$547+
- 3. Bridgewater – 107 SFD, \$1.75+

KOLTER

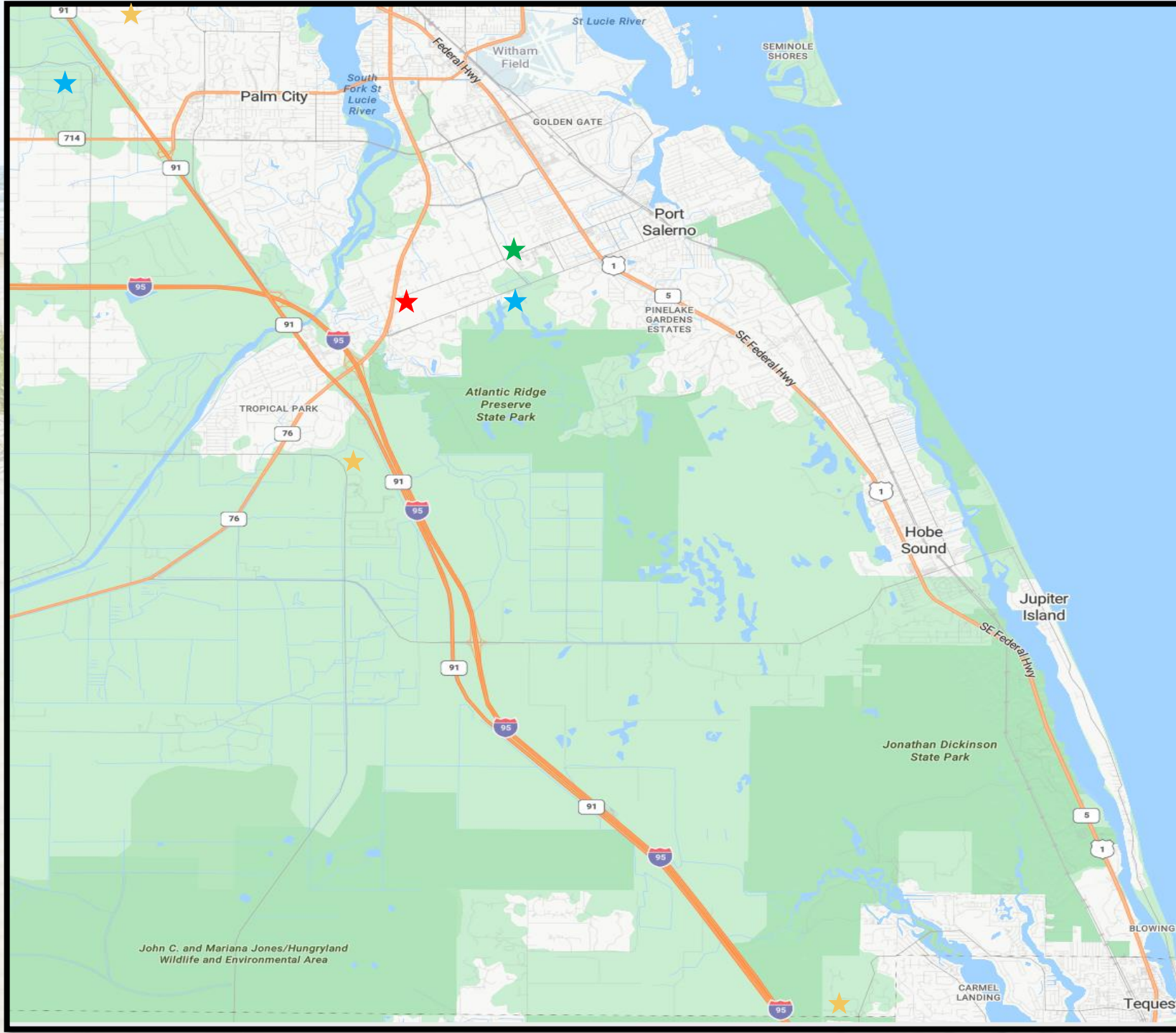
- 1. Canopy Creek – 294 SFD, \$1.35+
- 2. Cove Royale – 117 SFD

KHovnanian Homes

- 1. Salerno Reserve – 79 SFD \$669+

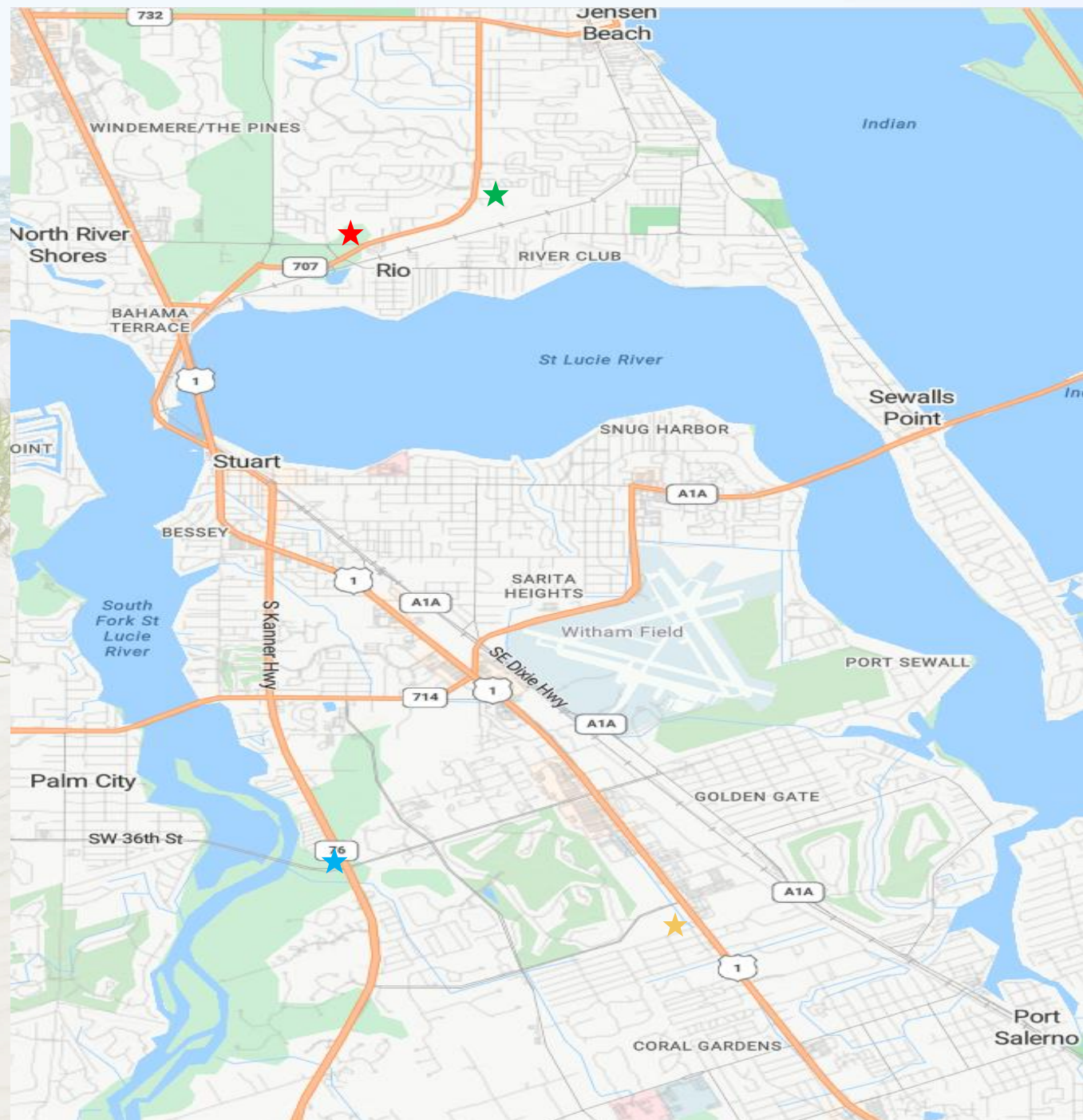
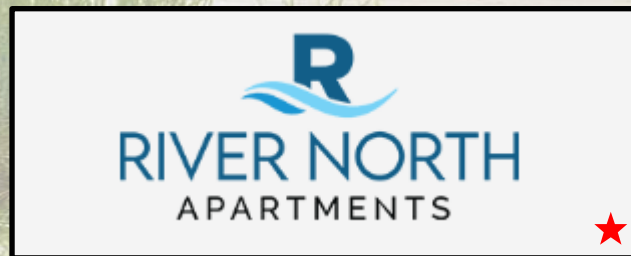


- 1. Edgewater Pointe – 117 TH, \$387+





Multifamily





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



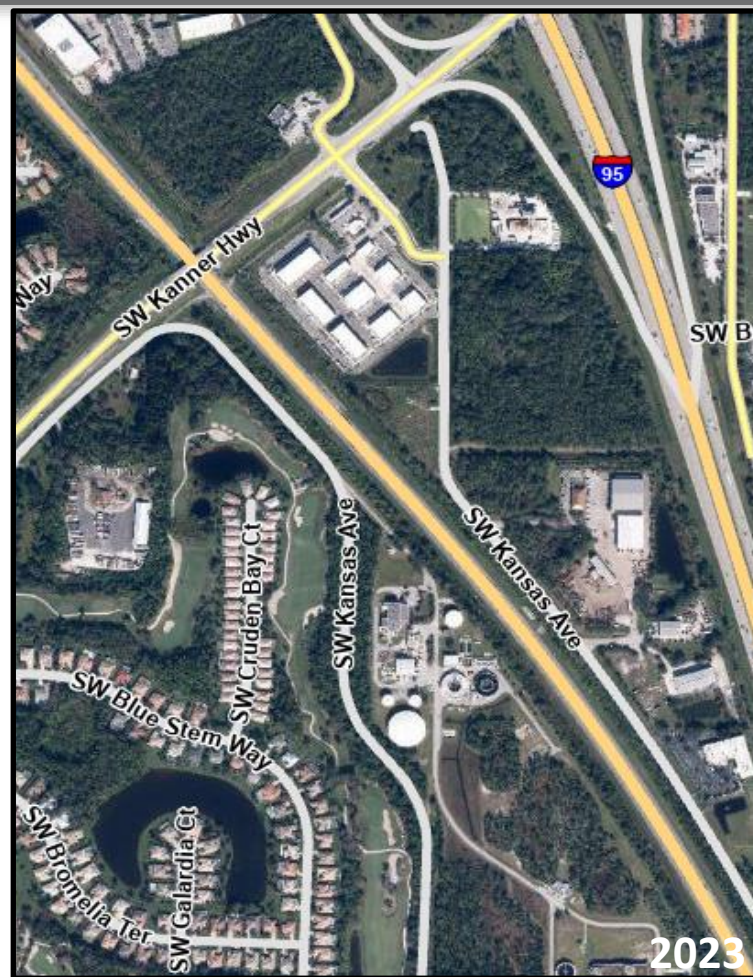
COMMERCIAL/INDUSTRIAL PROPERTIES

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



2021



2023



Palm City



2023



TSC
TRACTOR
SUPPLY CO.

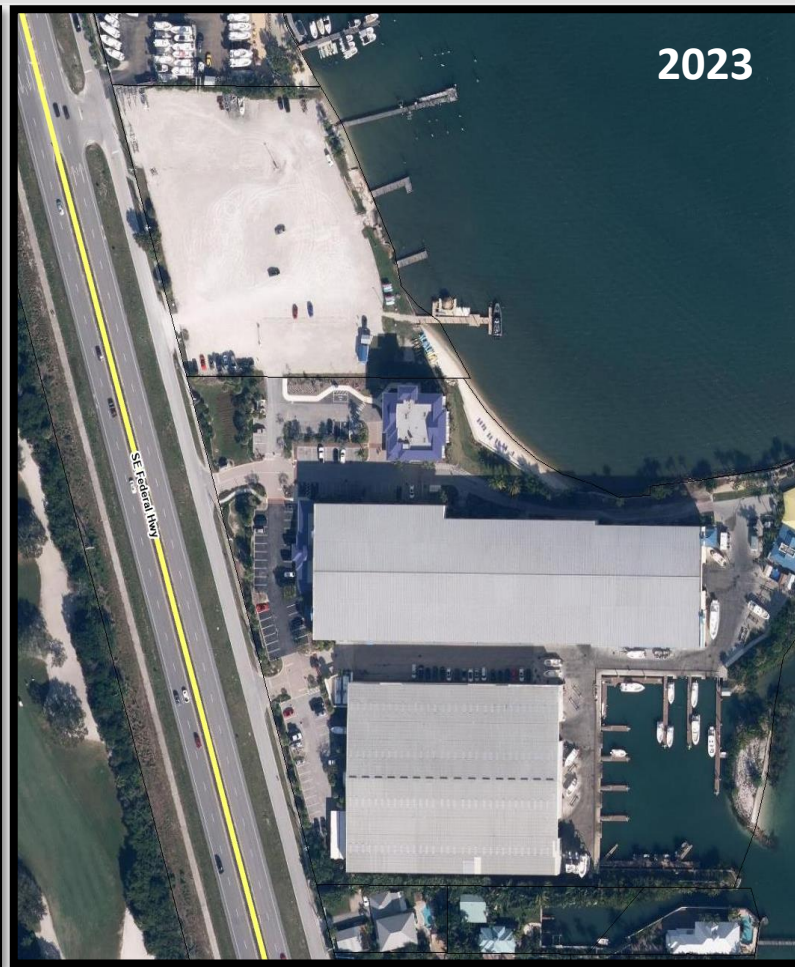
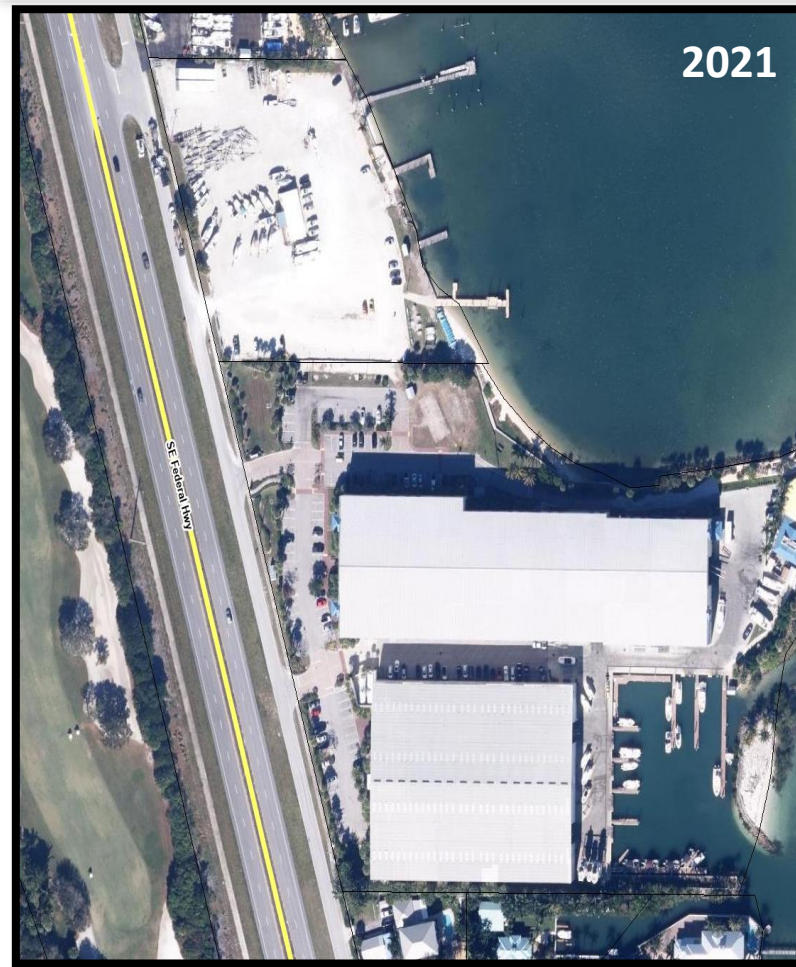
45,561 SF

Tractor Supply Palm City/Indiantown



Palm Pike Crossing

MARTIN COUNTY PROPERTY APPRAISER

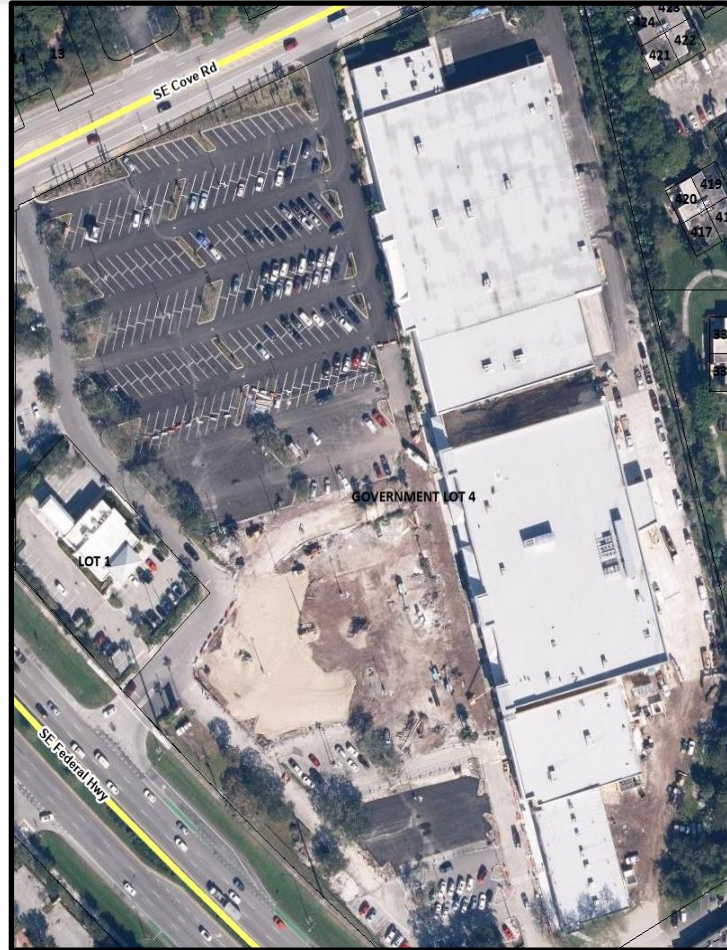
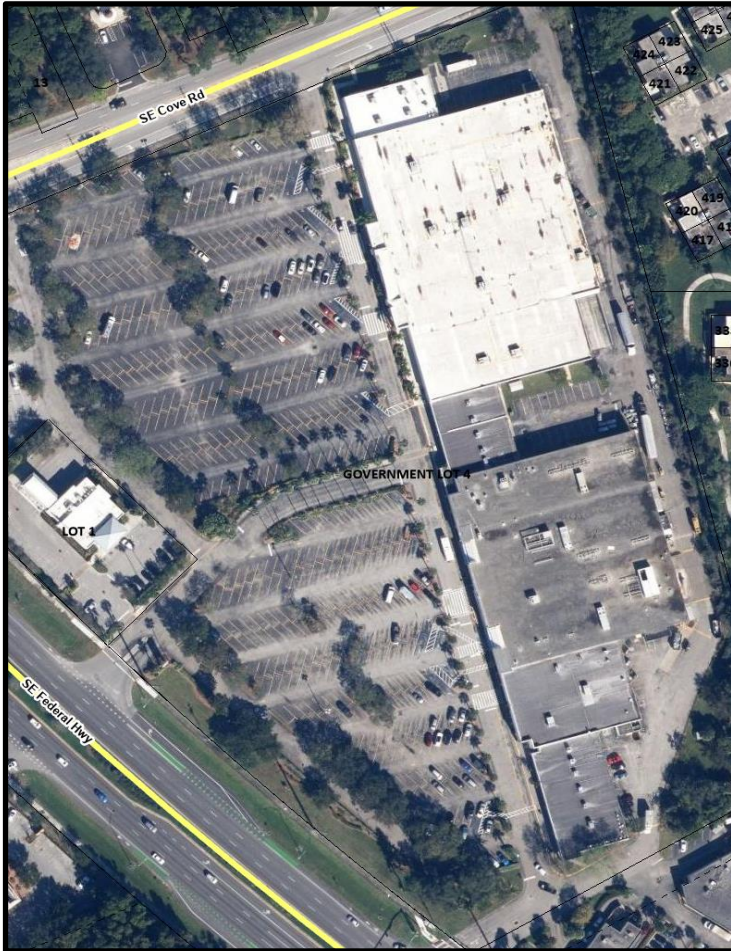


-18,808 SF
-30 rooms



The Pointe Hotel at Jupiter Pointe Marina

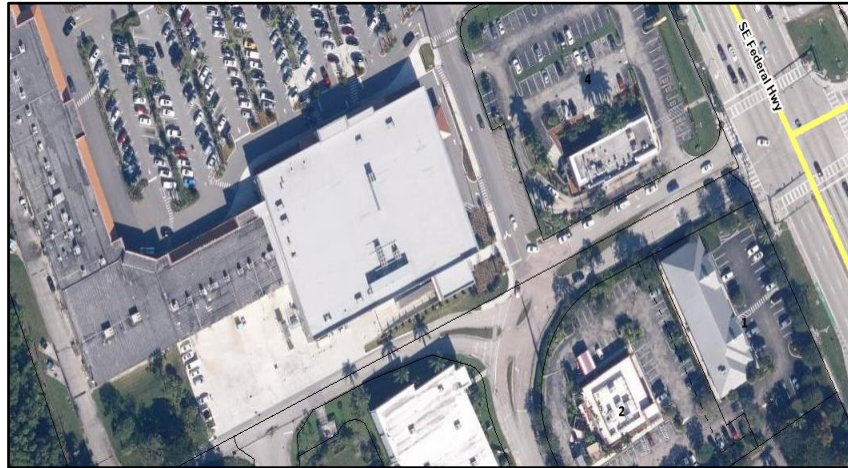
MARTIN COUNTY PROPERTY APPRAISER



Cove Shopping
Center

Publix

MARTIN COUNTY PROPERTY APPRAISER



Wedgewood
Commons

Federal/Osprey



Kanner/Pratt



Publix

MARTIN COUNTY PROPERTY APPRAISER



South Florida Gateway

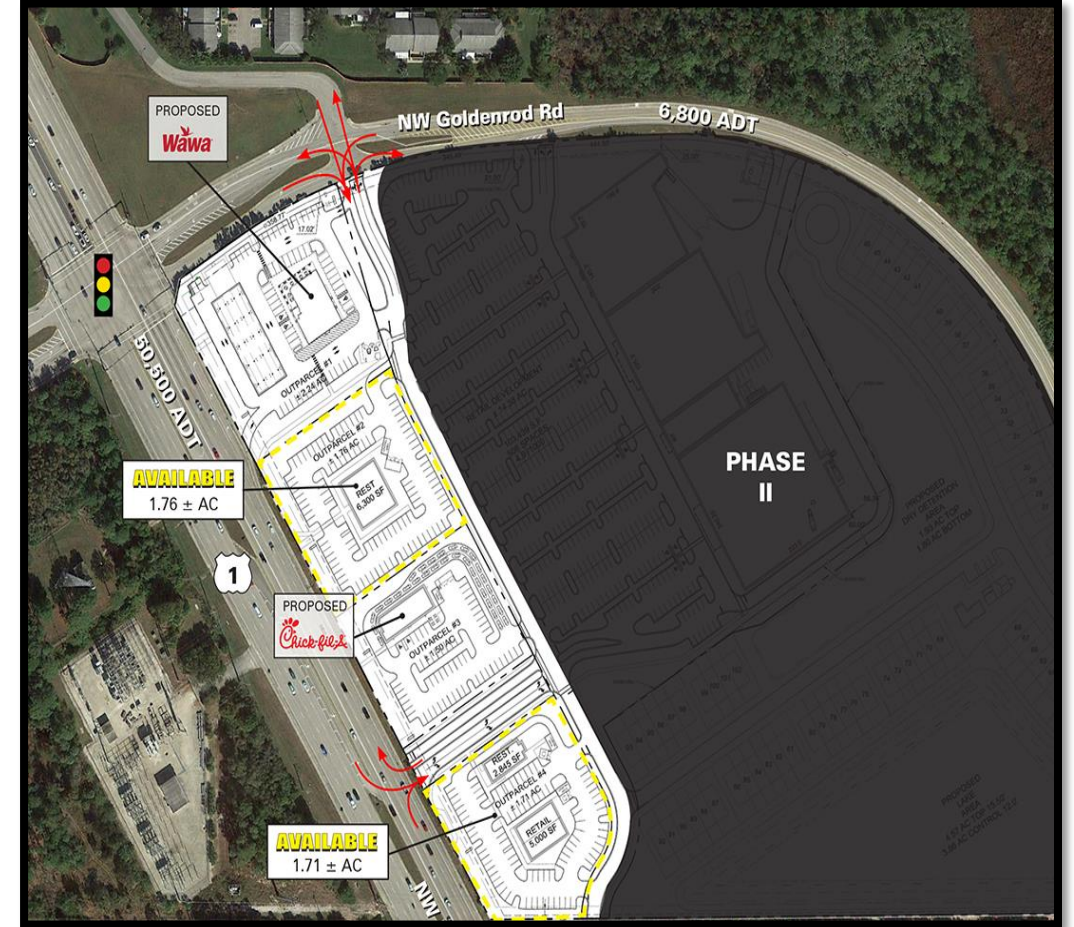
MARTIN COUNTY PROPERTY APPRAISER



10/31/2023

South Florida Gateway

MARTIN COUNTY PROPERTY APPRAISER



West Jensen CPUD

MARTIN COUNTY PROPERTY APPRAISER



West Jensen CPUD

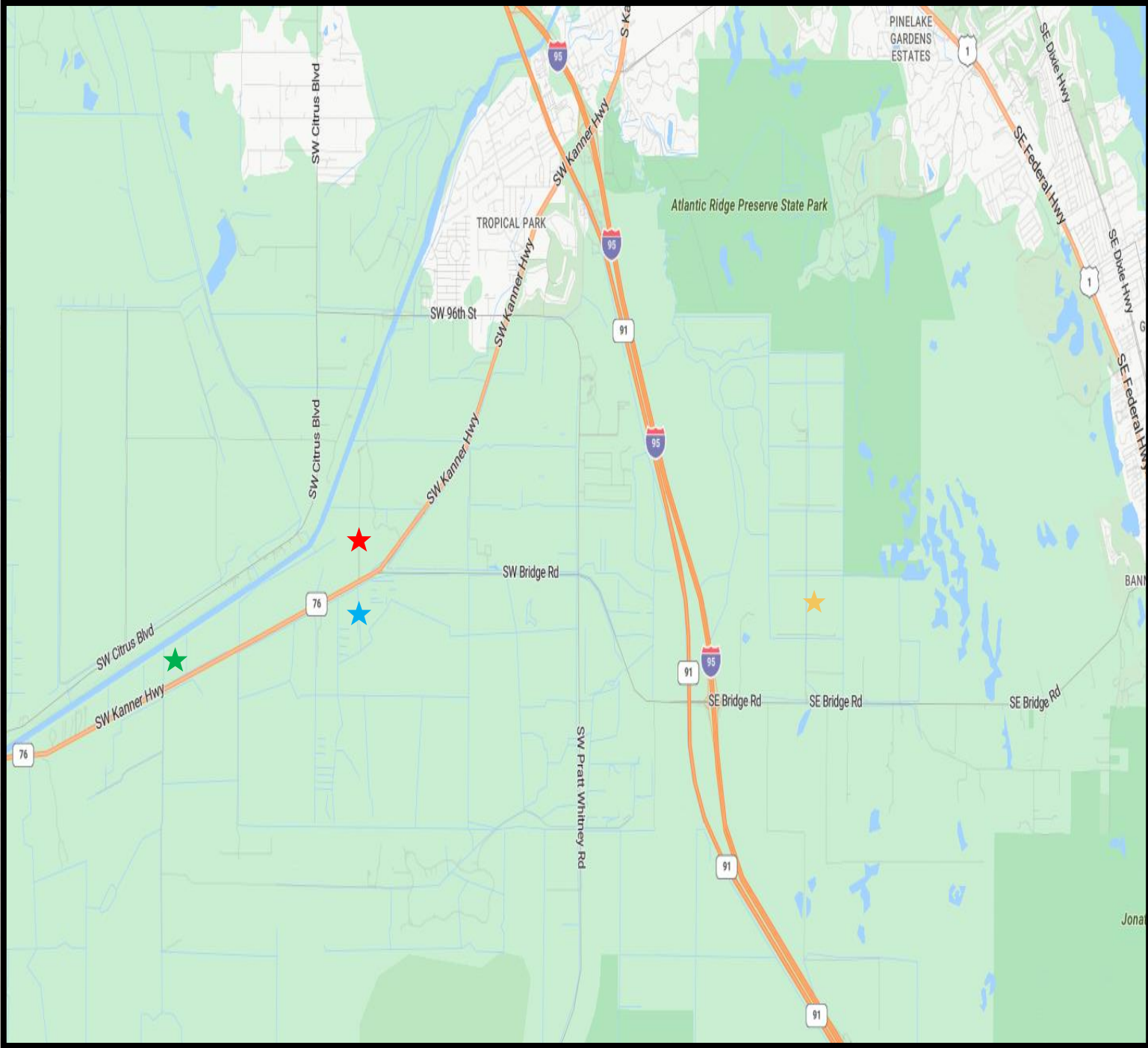


New Golf Courses

THREE LAKES★

The Ranch★

Rolling Sands★



Martin County Metropolitan Planning Organization (MPO)



Martin County BOCC Proposed Development Map



City of Stuart Development Map

