



Martin County Property Appraiser
Jenny Fields, CFA



The
Keyes
Company

INTERACTIVE CALENDAR

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"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

« February 2024 »

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
4 Friends and Neighbors of Martin County	5 Out2News	6	7 The Keyes Company	8 Martin Cares February E-News	9 iCareCommunity Magazine Martin County - County Connections	10
11	12 League of Women Voters of Martin County	13 League of Women Voters of Martin County	14 Martin County Realtors of the Treasure Coast	15 Dish With the Commish	16	17
18	19	20	21	22 Treasure Coast Builders Association	23	24
25	26 YMCA of the Treasure Coast	27	28	29 SummerField		

Presentations Publications

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

INTERACTIVE CALENDAR

The Keyes Company 



Property Appraiser Jenny Fields, Chief Deputy Karl Andersson and Director of Tax Roll & Appraisal Services Tyler Steinhauer will present to The Keyes Company.

Event Information

Event Date

February 7, 2024

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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 ÷ 1000) × \$17.00</i>	\$17.00 <i>(\$400,000 ÷ 1000) × \$17.00</i>
Taxes Due	<u>\$5,950</u>	<u>\$6,800</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

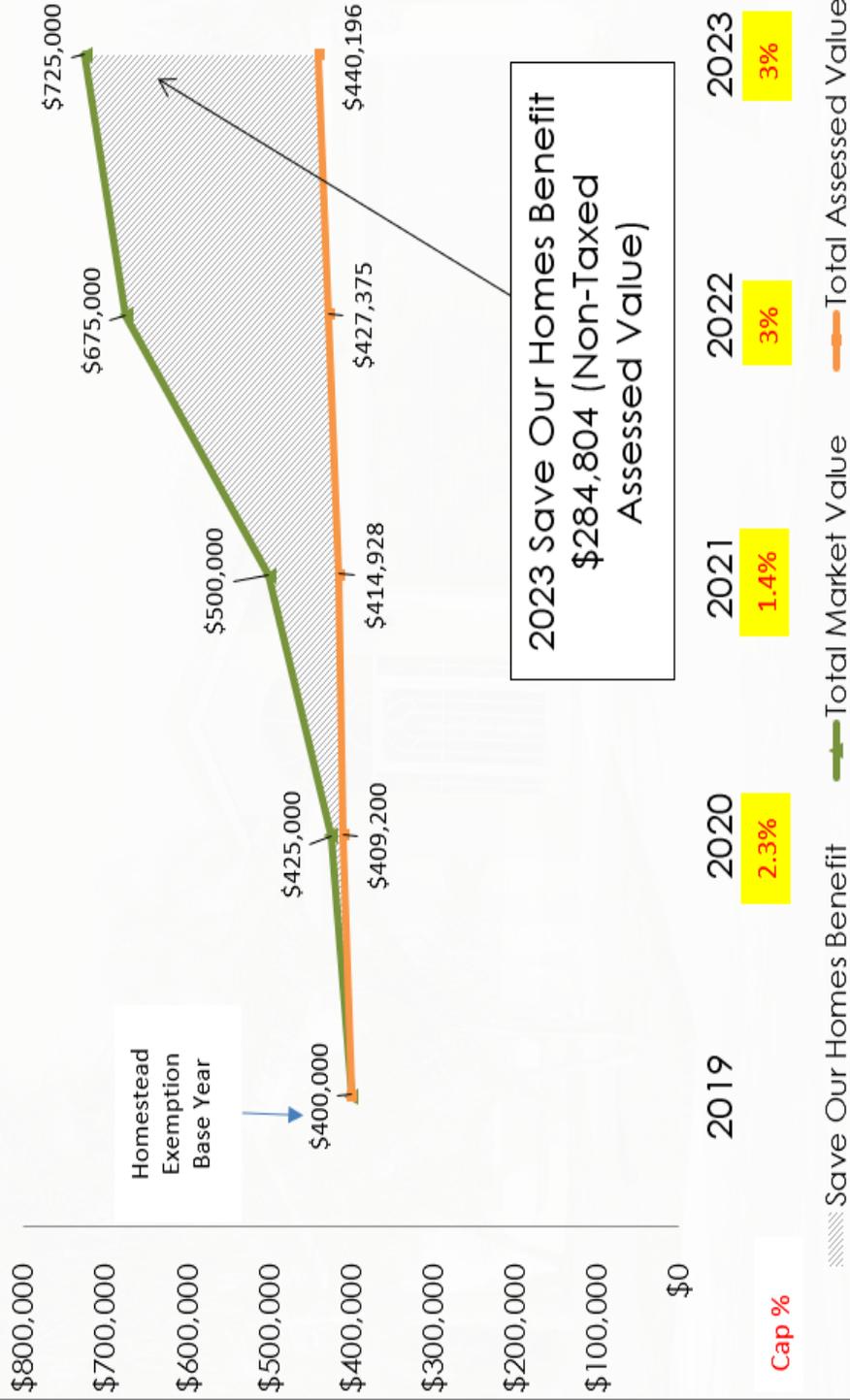
Saves hundreds
of tax dollars\$\$

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\$\$

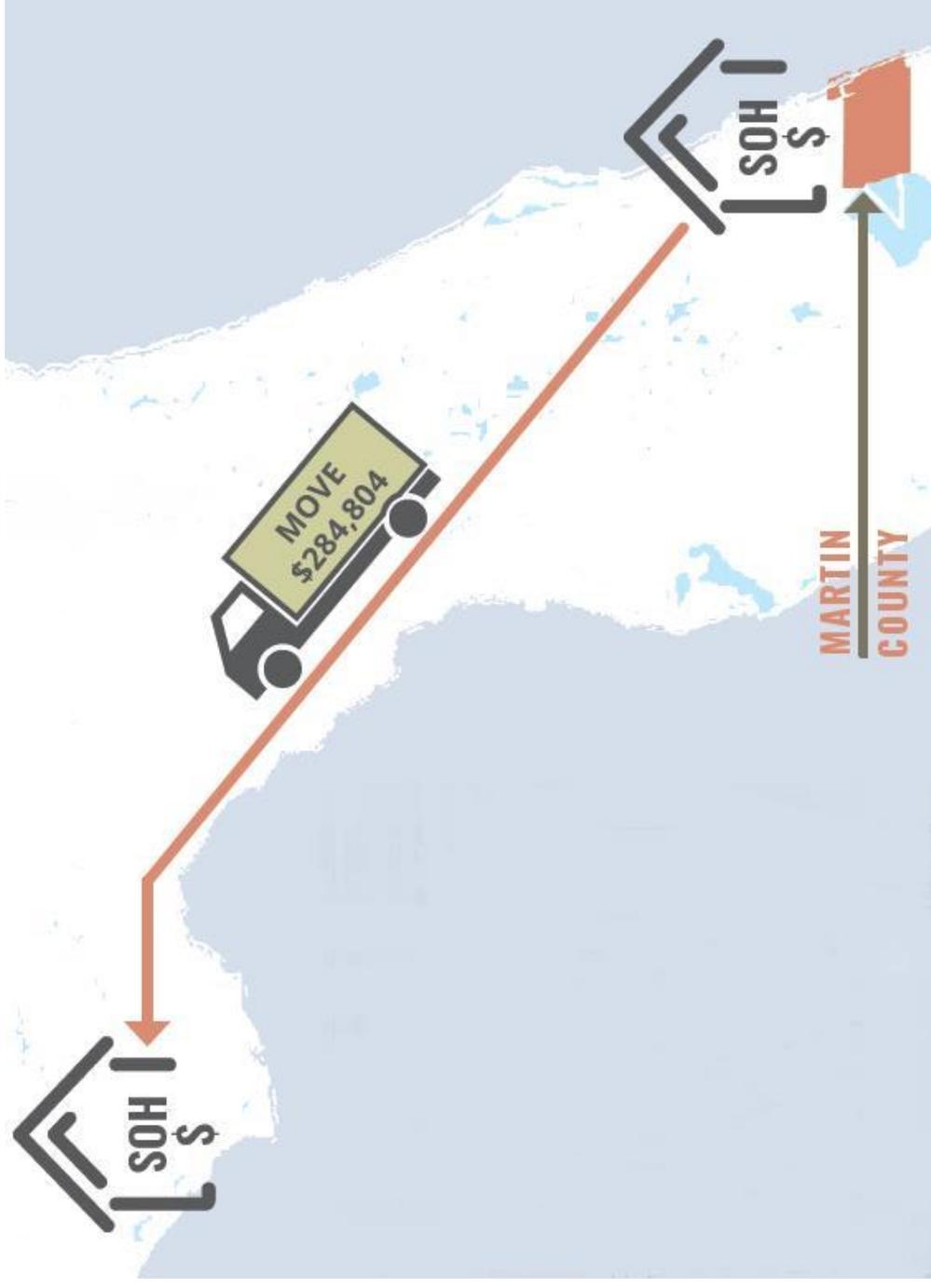
Eligible for other
Exemptions

Save our
Homes

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.



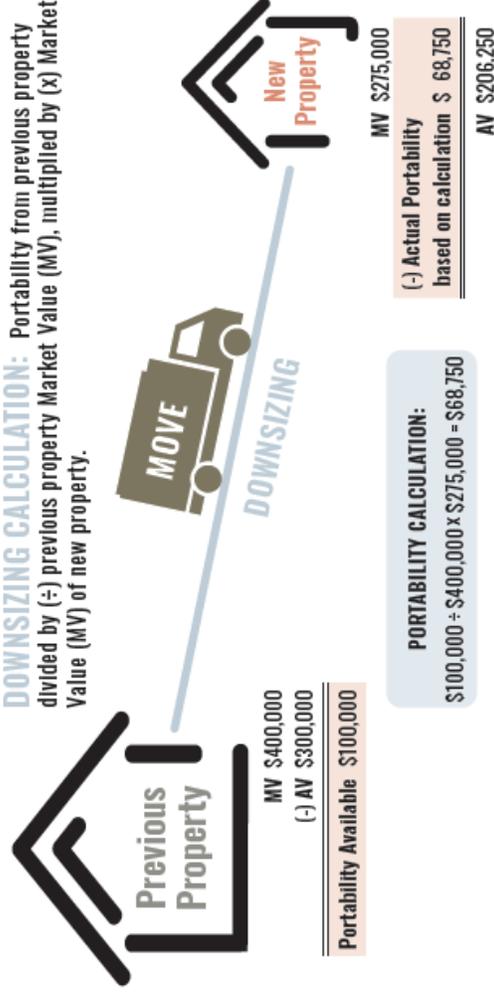
UPSIZE VS DOWNSIZE

- 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)



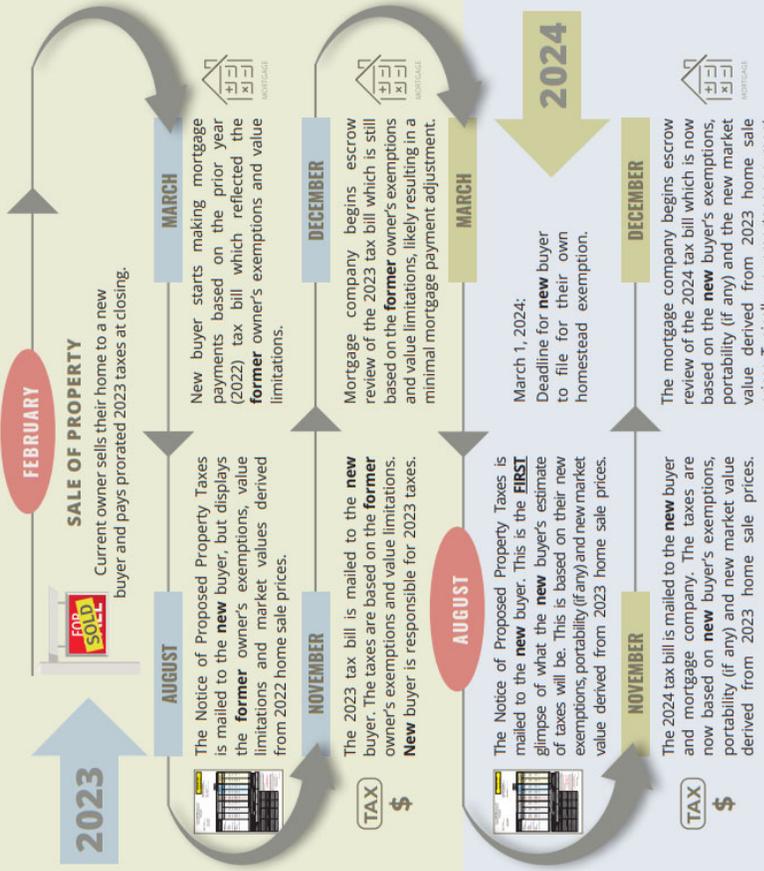
DOWNSIZING CALCULATION: Portability from previous property divided by (÷) previous property Market Value (MV), multiplied by (x) Market Value (MV) of new property.



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)

1. having insufficient funds for the elapsed time since the sale that they were not collecting enough in escrow to pay the 2024 bill, and
2. planning ahead for the next year's monthly payments to ensure they have sufficient funds collected to pay the 2025 bill.

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



New Construction & Development



Martin County Property Appraiser

M I S S I O N

LOCATE



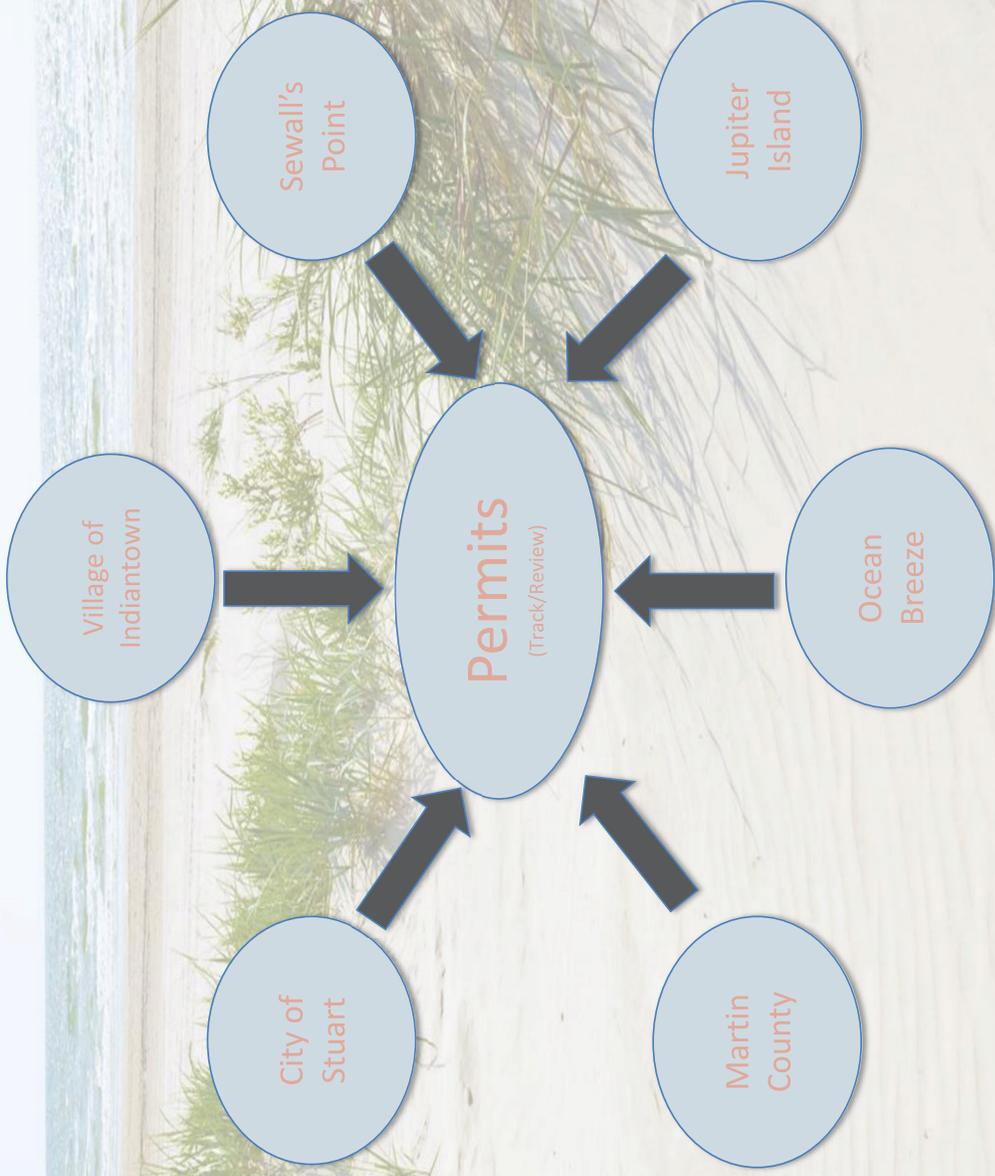
IDENTIFY



VALUE



Martin County Property Appraiser

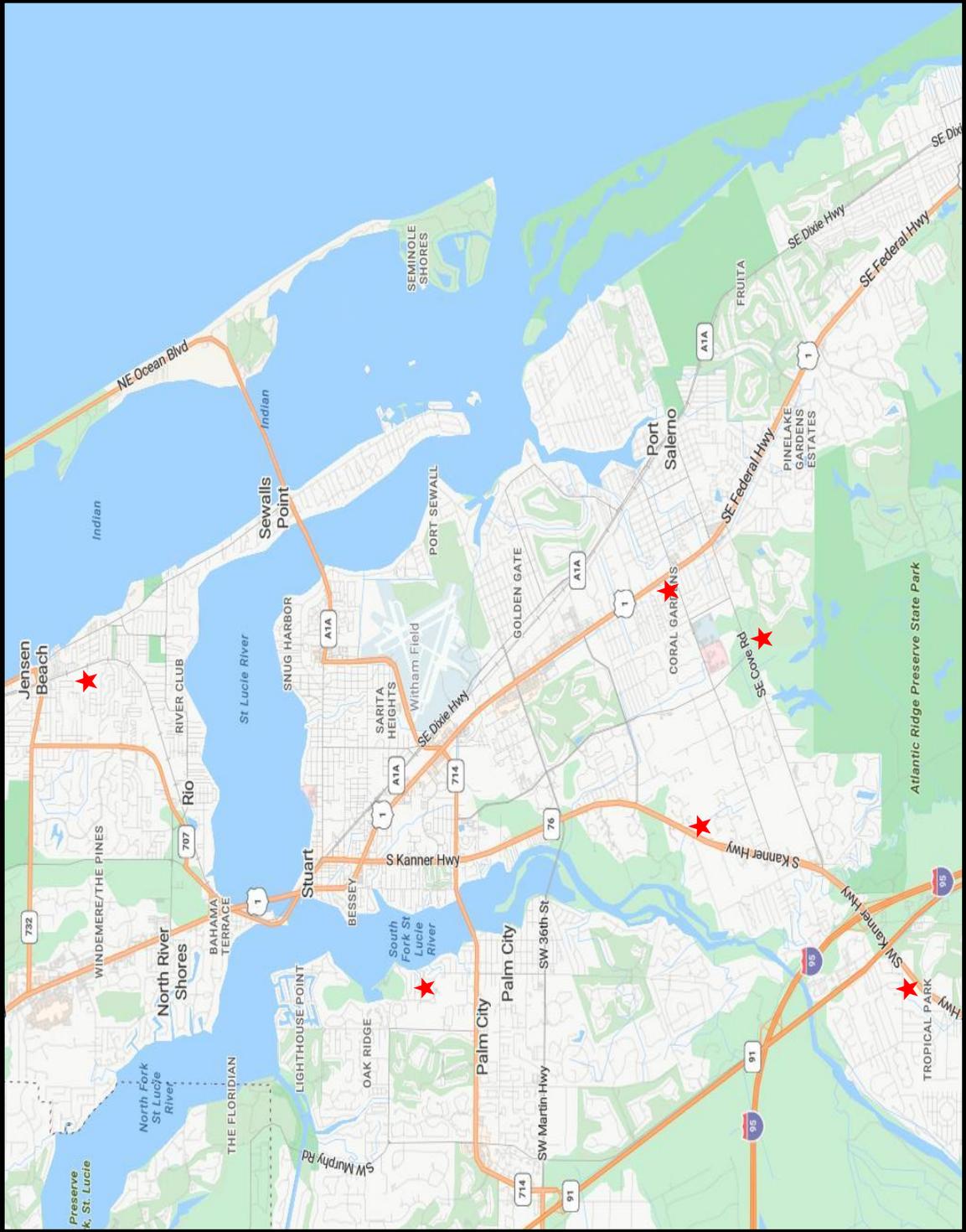




Single Family Residential



- 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. Twin Oaks – 28 SFD





- 1. Copperleaf – 373 SFD \$1.34+
- 2. Highpointe – 313 SFD, \$599+
- 3. Bridgewater – 107 SFD, \$2.0+



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



- 1. Salerno Reserve – 79 SFD \$669+



- 1. Edgewater Pointe – 117 TH, \$392+

