



Martin County Property Appraiser
Jenny Fields, CFA



OUTREACH TOOLS

[Searches](#)[Homestead Exemption](#)[Other Exemptions & Benefits](#)[Forms](#)[Business & Agriculture](#)[Tools & Resources](#)[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

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1 Deadline to file for Homestead Exemption and Agricultural Classification iCareCommunity Magazine
2 Friends and Neighbors of Martin County	3 Limited Income Senior Mailing Merit Title	4 March E-Newsletter	5	6 (Open to the Public) Own A Business? Tangible Personal Property Informational Workshop at the Cummines Library	7	8
9	10	11 Illustrated Properties	12	13 The Keyes Company	14	15
16	17	18	19 (Open to the Public) Own A Business? Tangible Personal Property Informational Workshop at the Blake Library	20 Jensen Beach Chamber of Commerce	21 (Open to the Public) Own A Business? Tangible Personal Property Informational Workshop at the Morgade Library	22
23	24	25	26	27 Martin Cares	28	29
30	31					

- 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	March 13, 2025
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[Back](#)



New Homebuyers

DATE OF ASSESSMENT

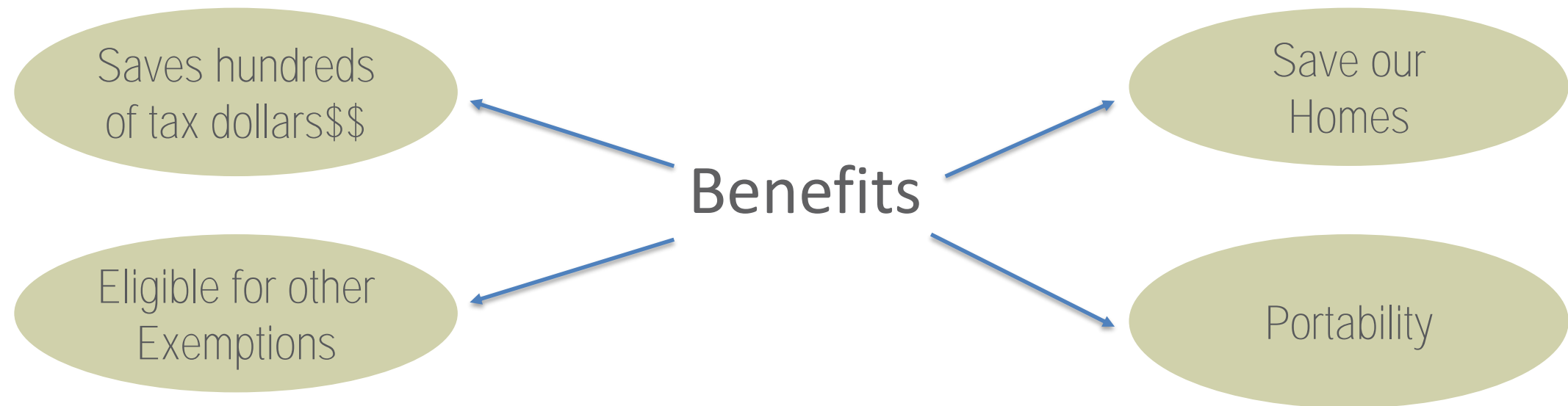
The illustration below shows this sequence, where 2025 property valuation and billing tie back to **January 1**, and in essence market activity taking place in 2024.



HOMESTEAD EXEMPTION

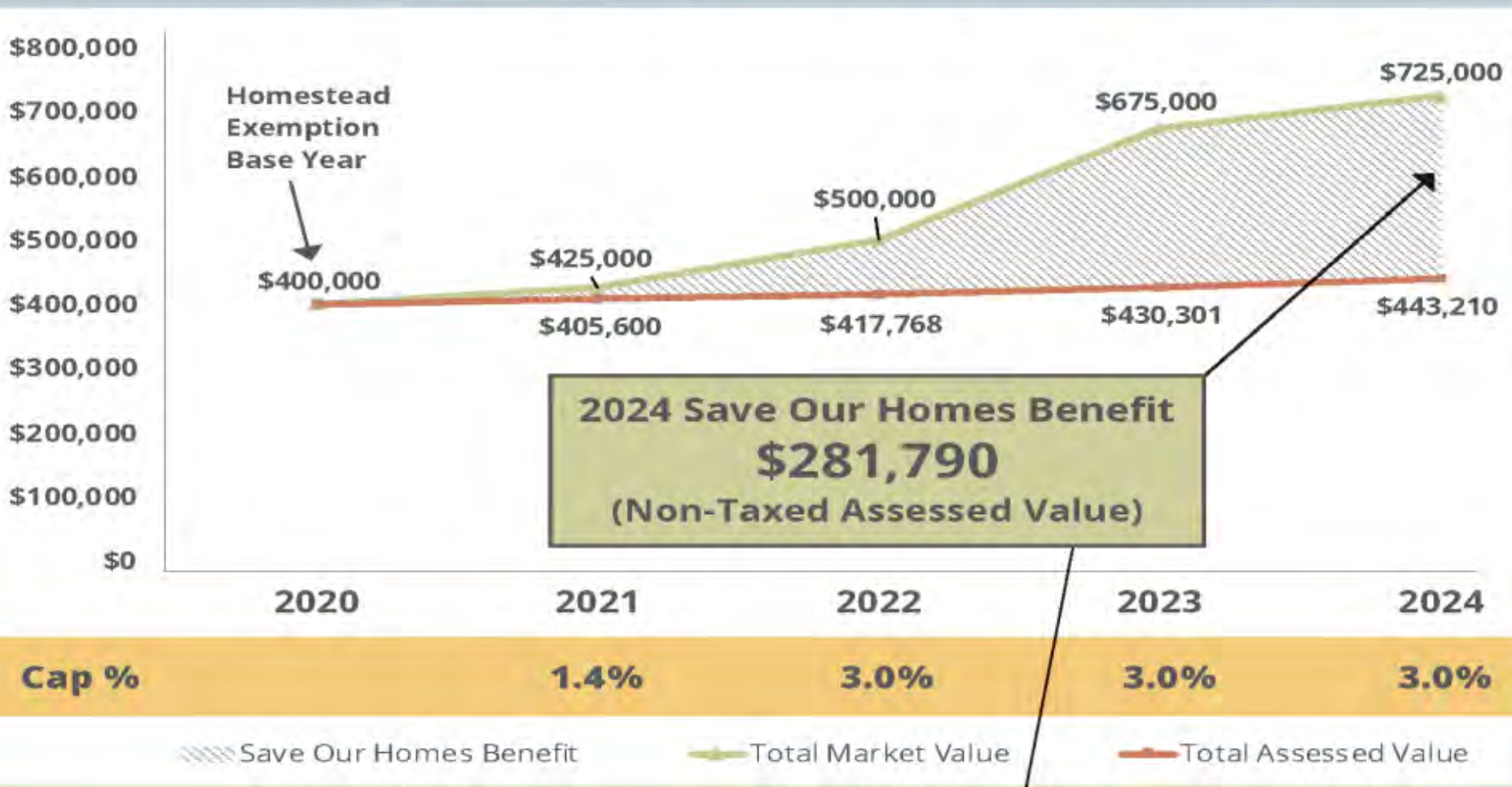
In the State of Florida, if you own property and make the property your permanent residence as of **January 1st of the tax year**, you may qualify for a property tax exemption called the homestead exemption. Applications must be submitted to our office either by mail, in person, or online by March 1st.

Homestead exemption is \$25,000 deducted from your assessed value before the taxes are calculated plus an additional homestead exemption up to \$25,000 applied to the **assessed value above \$50,000. The additional exemption does not apply to school taxes.**



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. For 2025, the CPI is 2.9%.
- This limitation applies only to property value, not property taxes.
- Does not include new construction such as a new swimming pool

PORTABILITY OF SAVE OUR HOMES

“PORTING” the SOH BENEFIT (AKA: Portability)

The homestead exemption is not transferable, but you can “move” the accumulated SOH benefit to a new home, 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, which will come off the market value of your new home. This is known as “portability.” Please contact our office for your actual upsize or downsize portability estimate or you can use the Property Tax Estimator tool available on our website.

Scan QR code to use *Property Tax Estimator*

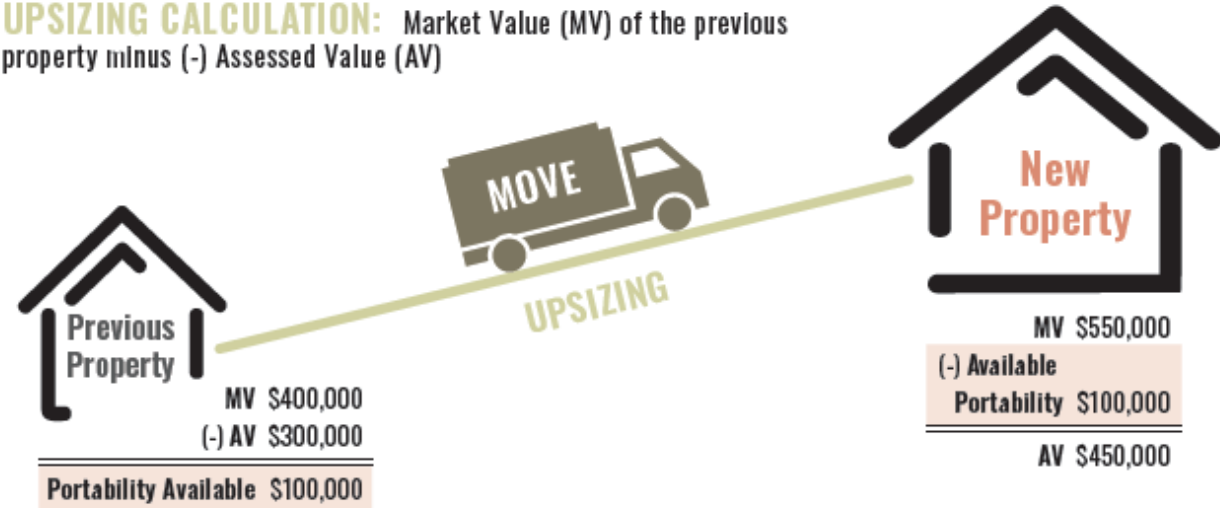


**MARTIN
COUNTY**

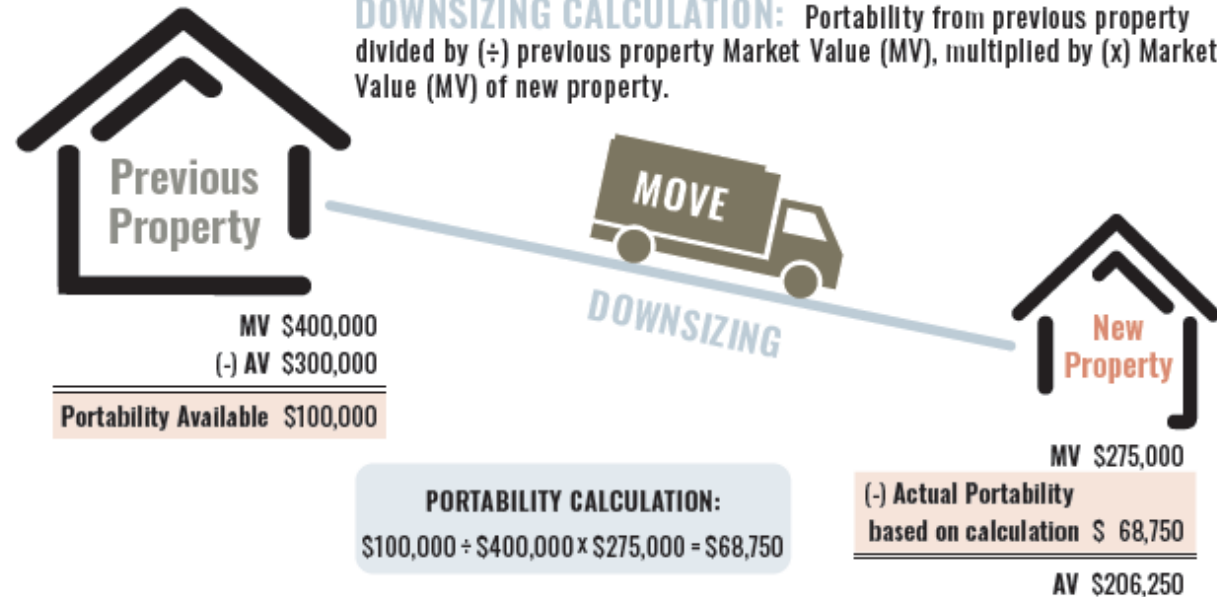
UPSIZE VS DOWNSIZE

- 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.



SAVE OUR HOMES BENEFIT

2025



Market Value: 725,000
Assessed Value: 440,196
Taxes: \$6,657

2026

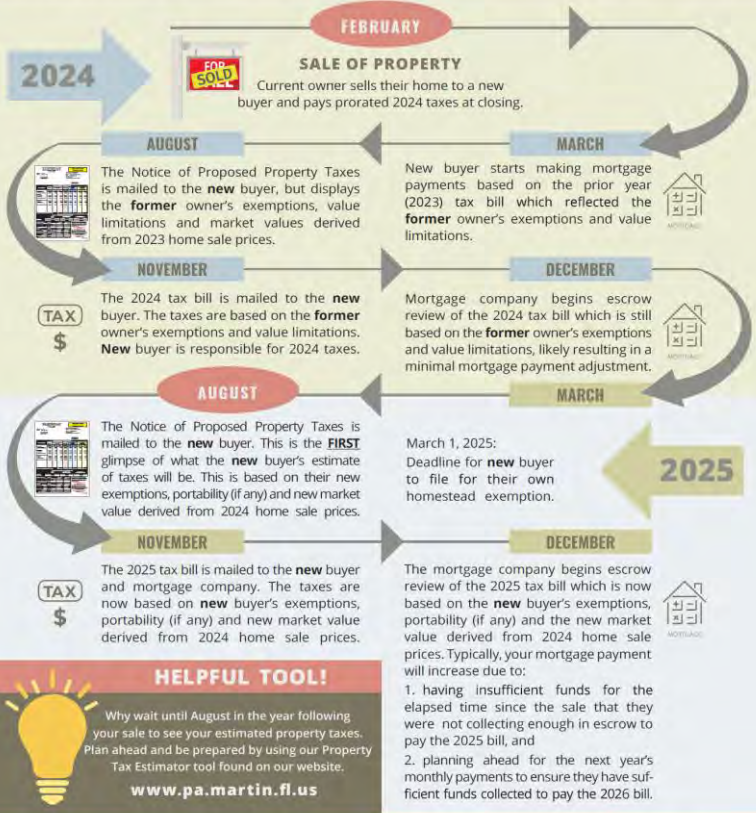


Market Value: 725,000
Assessed Value: 725,000
Taxes: \$11,515

Printable Handouts

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.



Martin County Property Appraiser • Email: info@pa.martin.fl.us • Phone: (772) 288-5608

MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Scan this QR Code to visit us on:

BUYING A HOME IN FLORIDA?

PROPERTY VALUES

The Property Appraiser's Office determines the value of your property based on the real estate market as of January 1. Homebuyers generate value through their sale transactions. The office analyzes those transactions and values the property accordingly.

ESTIMATE TAXES

Please do not rely on the current taxes as an estimate following a change in ownership, as these represent the seller's taxes. The assessed value of your new home resets to full market value based on your purchase price, which may result in higher taxes than the seller's taxes.

Estimate your taxes by using our website's *Property Tax Estimator* to plan ahead for the financial impact.

APPLY

March 1

Homestead exemption is one way to reduce the amount of real estate taxes you will have to pay on your residential property. In the State of Florida, if you own property, and make the property your permanent residence as of January 1st of the tax year, you may qualify for the homestead exemption.

New owners must apply for the exemption with the Property Appraiser's Office either online or in person. The filing deadline is March 1st the year following your purchase.

Married couples can claim only one Homestead Exemption.

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MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

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SELLING YOUR FLORIDA HOME?

PORTABILITY

Portability refers to a property owner's ability to transfer some or all of the Save-Our-Homes (SOH) benefit from a previous homestead to a newly established homestead, anywhere in Florida. The SOH benefit is the difference between the property's market (or just) value and assessed value.

- If "upsizing" to a home of equal or greater market value, the homestead owner can transfer 100% of the SOH benefit to the new homestead, up to a \$500,000 transfer benefit.
- If "downsizing" to a home of lower market value, the homestead owner can transfer a SOH benefit that protects the same percentage of value as it did the former homestead, up to a \$500,000 transferred benefit.

Whether upsizing or downsizing, our website's *Property Tax Estimator* will calculate your portability estimate.

TIME LIMIT

3 Years

You have from January 1st of the year you move, until January 1st three (3) years later to re-establish homestead and retain the SOH benefit. For example, if you sell or move from your homestead property in 2025, you have until January 1, 2028, to own and re-establish residency on a different property in Florida.

APPLY

The homestead exemption does not automatically transfer to the new property. You must apply for the new homestead exemption and the transfer of the SOH benefit no later than March 1 in the year you re-establish your permanent residency.

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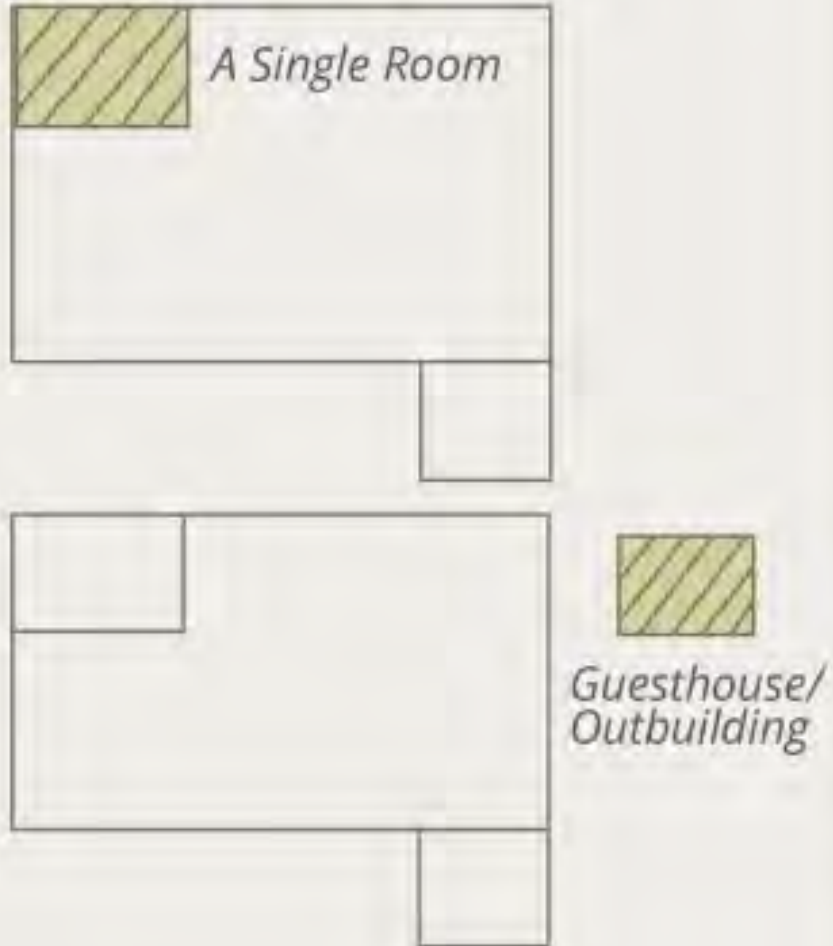


Renting Your Homestead Property

Example 1

Renting a Small Portion of the Homestead Property

Florida Statute 196.012(13)



Rentals for these small portions
are permitted less than 6 months



If rented longer than 6 months,
the value attributed to that
portion will be classified as
commercial and will no longer be
protected under the 3% Save Our
Homes assessment cap.

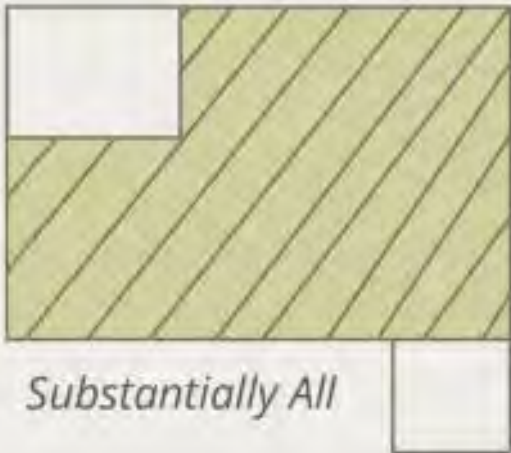
Example 2

Renting All or Substantially All of the Homestead Property

Florida Statute 196.012(13) and 196.061



Entire Home



Substantially All

Rentals are permitted less than 30 days every year.



- The property cannot be rented on January 1st each year
- Rentals of 6 months or longer, no longer qualify for homestead exemption.
- If rented longer than 30 days in any calendar year, then the following calendar year, it cannot be rented more than 30 days.



Community Development District (CDD)

Martin County

Community Development Districts

Newfield

Terra Lago

Waterside



Community Development District (CDD)

BEFORE THE BOARD OF COUNTY COMMISSIONERS MARTIN COUNTY, FLORIDA

ORDINANCE NUMBER 1150

AN ORDINANCE OF MARTIN COUNTY, FLORIDA, CREATING DIVISION 3. NEWFIELD COMMUNITY DEVELOPMENT DISTRICT, ARTICLE 10, SPECIAL DISTRICTS OF CHAPTER 71. FINANCE AND TAXATION, GENERAL ORDINANCES, MARTIN COUNTY CODE; PROVIDING FOR APPLICABILITY, CONFLICTING PROVISIONS AND SEVERABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT OF STATE, CODIFICATION AND AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 190.005(2), Florida Statutes, Shadow Lake Groves, Inc. filed a petition for the establishment of a community development district with the Board of County Commissioners; and

WHEREAS, pursuant to Section 190.005(2), Florida Statutes, the Board of County Commissioners has conducted the required public hearing and considered the statutory factors in making its determination to grant or deny the petition.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS, MARTIN COUNTY, FLORIDA, THAT:

PART 1: CREATION OF DIVISION 3. NEWFIELD COMMUNITY DEVELOPMENT DISTRICT, ARTICLE 10. SPECIAL DISTRICTS OF CHAPTER 71. FINANCE AND TAXATION, GENERAL ORDINANCES, MARTIN COUNTY CODE

Division 3. Newfield Community Development District, is hereby created to read as follows:

ARTICLE 10. SPECIAL DISTRICTS

Division 3. Newfield Community Development District

Section 71.430. Established; name.

Pursuant to Chapter 190, Florida Statutes, the Newfield Community Development District is hereby established.

Section 71.431. Boundaries

The boundaries of the Newfield Community Development District are as set forth in Exhibit A, attached hereto and incorporated by reference.

[Type text] Struck through passages are deleted; underlined passages are added.

About the District

The Newfield Community Development District was established pursuant to F.S. Chapter 190 and is governed by a five-member Board of Supervisors elected by landowners within the District. The CDD may impose and levy taxes and/or assessments on the property to pay off bonds issued for capital improvements.

All property owners within the CDD will be subject to annual assessments which are broken down in two components:

1. The operation and maintenance (O & M) of the improvements
2. Debt service (annual principal & interest) on the capital improvement bonds.

The CDD may utilize the Martin County Tax Collector to collect these assessments each year. The annual assessments appear as one line in the non-ad valorem section of the property tax bill. The fiscal year is October 1st – September 30th.

COMMUNITY DEVELOPMENT DISTRICT (CDD):

Townhomes: \$2,244

Twin Villas: \$2,494

35' Single Family Homesite: \$2,843

40' Single Family Homesite: \$2,943

45' Single Family Homesite: \$3,142

50' Single Family Homesite: \$3,192

60' Single Family Homesite: \$3,232



New Construction & Development

1. LAND

1/14/2025 9:10:43AM **Quick Sales Report by NBC using Full Market Value 1/8/2024** To **11/26/2024** * Represent Vacant Land Sale

Martin County, FL

Page 1 of 1

Parcel ID	Location	LUC	LUC @sale	NBC	Ld Tp	GrossArea	Fin Area	NAL	ExtType	Land Size	Adj Code	SaleDate	SalePrice	Total Value	Ratio
NBC: 553800															
55-38-41-550-000-00220-0	1260 1260 SE ILLUSION ISLE W/ 0100	0100	553800	37		4,050	2,435	01	1	0.00	TC	09/25/2024	780,000	562,260	0.721
55-38-41-550-000-00230-0	1262 1262 SE ILLUSION ISLE W/ 0100	0100	553800	37		4,515	2,577	01	1	0.00	TE	04/30/2024	710,000	618,560	0.871
55-38-41-550-000-00250-0	1266 1266 SE ILLUSION ISLE W/ 0100	0100	553800	37		3,509	2,577	01	1	0.00	TE	05/15/2024	760,000	573,920	0.755
55-38-41-550-000-00440-0	1391 1391 SE LEGACY COVE CI 0100	0100	553800	37		3,453	2,577	01	1	0.00	TE	04/18/2024	620,000	599,770	0.967
55-38-41-550-000-00920-0	1485 1485 SE LEGACY COVE CI 0100	0100	553800	37		2,554	1,891	01	1	0.00	TE	02/09/2024	497,000	443,080	0.892
55-38-41-550-000-01000-0	1469 1469 SE LEGACY COVE CI 0100	0100	553800	37		3,492	2,492	01	1	0.00	SOLE	07/10/2024	548,900	522,230	0.951
55-38-41-550-000-01000-0	1469 1469 SE LEGACY COVE CI 0100	0100	553800	37		3,492	2,492	01	1	0.00	TE	11/26/2024	560,000	522,230	0.933
55-38-41-550-000-01080-0	1453 1453 SE LEGACY COVE CI 0100	0100	553800	37		4,811	2,492	01	1	0.00	TC	01/08/2024	746,000	594,840	0.797
55-38-41-550-000-01160-0	1478 1478 SE LEGACY COVE CI 0100	0100	553800	47		3,750	2,029	01	1	0.00	SOLE	01/09/2024	585,000	489,050	0.836
55-38-41-550-000-01390-0	1617 1617 SE TRADITION TRCE 0100	0100	553800	47		2,360	1,525	01	1	0.00	SOLE	05/30/2024	529,000	400,190	0.757
55-38-41-550-000-01410-0	1593 1593 SE TRADITION TRCE 0100	0100	553800	47		2,905	1,987	01	1	0.00	SOLE	11/20/2024	468,000	439,680	0.939
55-38-41-560-000-00030-0	1413 1413 SE CONFERENCE CI 0100	0100	553800	37		4,479	2,267	01	1	0.00	SOLE	06/04/2024	835,000	585,260	0.701
55-38-41-560-000-00200-0	1359 1359 SE SUMMIT TRL 0100	0100	553800	37		3,990	2,267	01	1	0.00	SOLE	06/14/2024	775,000	568,110	0.733
55-38-41-560-000-00350-0	1455 1455 SE CONFERENCE CI 0100	0100	553800	37		3,267	2,415	01	1	0.00	TE	07/18/2024	650,000	569,200	0.876
55-38-41-560-000-00530-0	1506 1506 SE LEGACY COVE CI 0100	0100	553800	37		4,247	2,443	01	1	0.00	TE	02/28/2024	804,000	578,460	0.719
55-38-41-560-000-00580-0	1581 1581 SE CONFERENCE CI 0100	0100	553800	37		3,759	2,755	01	1	0.00	TE	05/01/2024	675,000	587,450	0.870
55-38-41-560-000-00670-0	1414 1414 SE SUMMIT TRL 0100	0100	553800	37		6,066	3,646	01	1	0.00	SOLE	11/15/2024	805,000	707,480	0.879
55-38-41-560-000-00930-0	1236 1236 SE CONFERENCE CI 0100	0100	553800	25		3,963	2,415	01	1	0.00	TE	08/27/2024	820,000	573,510	0.699

NBC:	553800	Mean:	0.828	Min Ratio:	0.699
Count:	18	Median:	0.853	Max Ratio:	0.967
Standard Deviation:	0.093	Avg. Abs. Dev.	0.081	COD:	9.505

2. IMPROVEMENTS

3. SALES



Single Family Residential

D·R·HORTON®

America's Builder

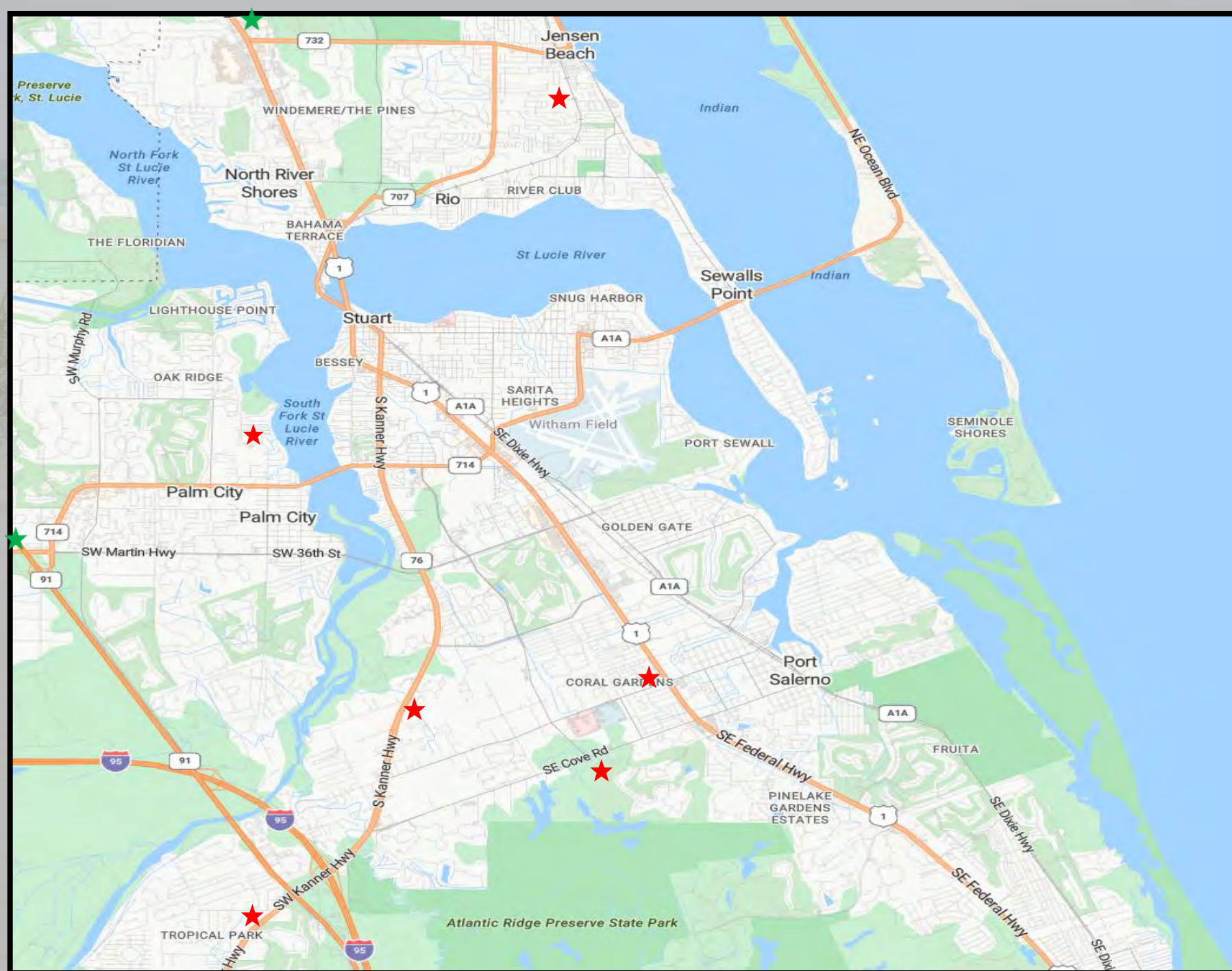


1. Sabal Point – 68 SFD, \$539+
2. The Oaks – 24 SFD, \$712+
3. Willow Pointe – 65 SFD
4. Sandpiper Square – 20 SFD
5. Preserves at Park Trace – 114 SFD, \$599+
6. Twin Oaks – 28 SFD, \$549+

mattamyHOMES



1. Avila – 169 TH, \$423+
2. Newfield - Rosette Park (SFD/TH), \$497+



Sabal Pointe



The Oaks



Willow Pointe



Sandpiper Square



Preserves at Park Trace



Twin Oaks



Avila



Newfield - Rosette Park





- 1. Highpointe – 319 SFD, \$566+
- 2. Bridgewater – 107 SFD, \$2.74+
- 3. Camellia – 98 TH, \$389+

KOLTER



- 1. Cove Royale – 117 SFD, \$619+

KHovnanian
Homes



- 1. Salerno Reserve – 79 SFD \$674+, 88 TH \$424+



- 1. Pentalago – 42 Lots \$429+

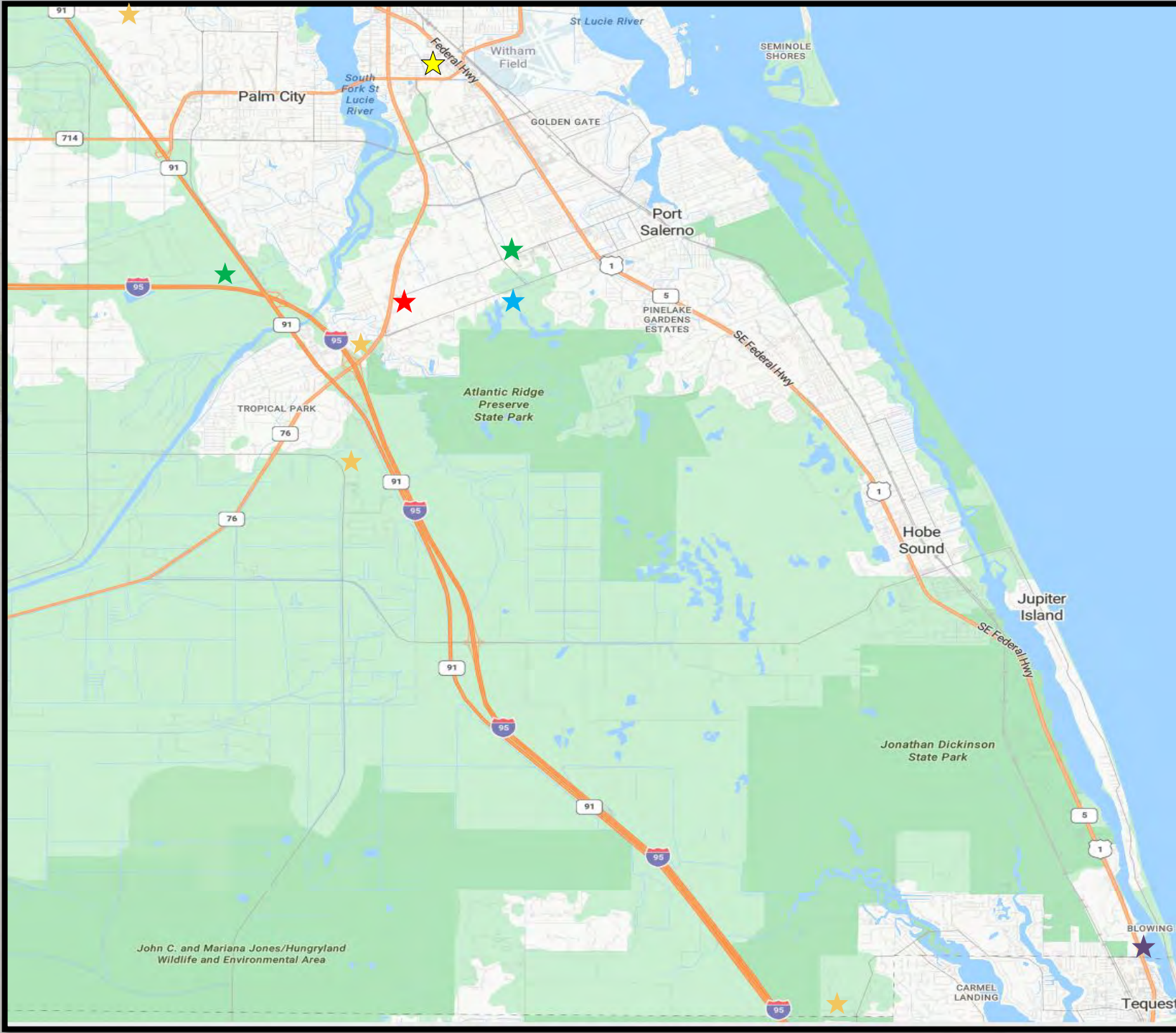


- 1. Forte Luxe – 16 TH, \$3.97+

Sailfish Cay



- 1. 60 TH, \$400 - \$600



Highpointe



Bridgewater



An aerial photograph of a residential development. The image shows several streets: SW SALLY WAY running horizontally across the upper middle, SW BENTLEY LANE curving to the right, SW ENDOR TERRACE running vertically, SW LOST RIVER RD running vertically on the right, and SW LINDS LANE running vertically on the left. There are large, irregularly shaped bodies of water, possibly retention ponds, interspersed among the streets and buildings. Several buildings are visible, including a large multi-story structure on the left and smaller houses or townhomes. Parking lots with numerous cars are scattered throughout the development. The surrounding area includes more greenery and some commercial or industrial structures. A compass rose is visible in the top left corner.

Cove Royale



Salerno Reserve



Pentalago



Forte Luxe



Sailfish Cay

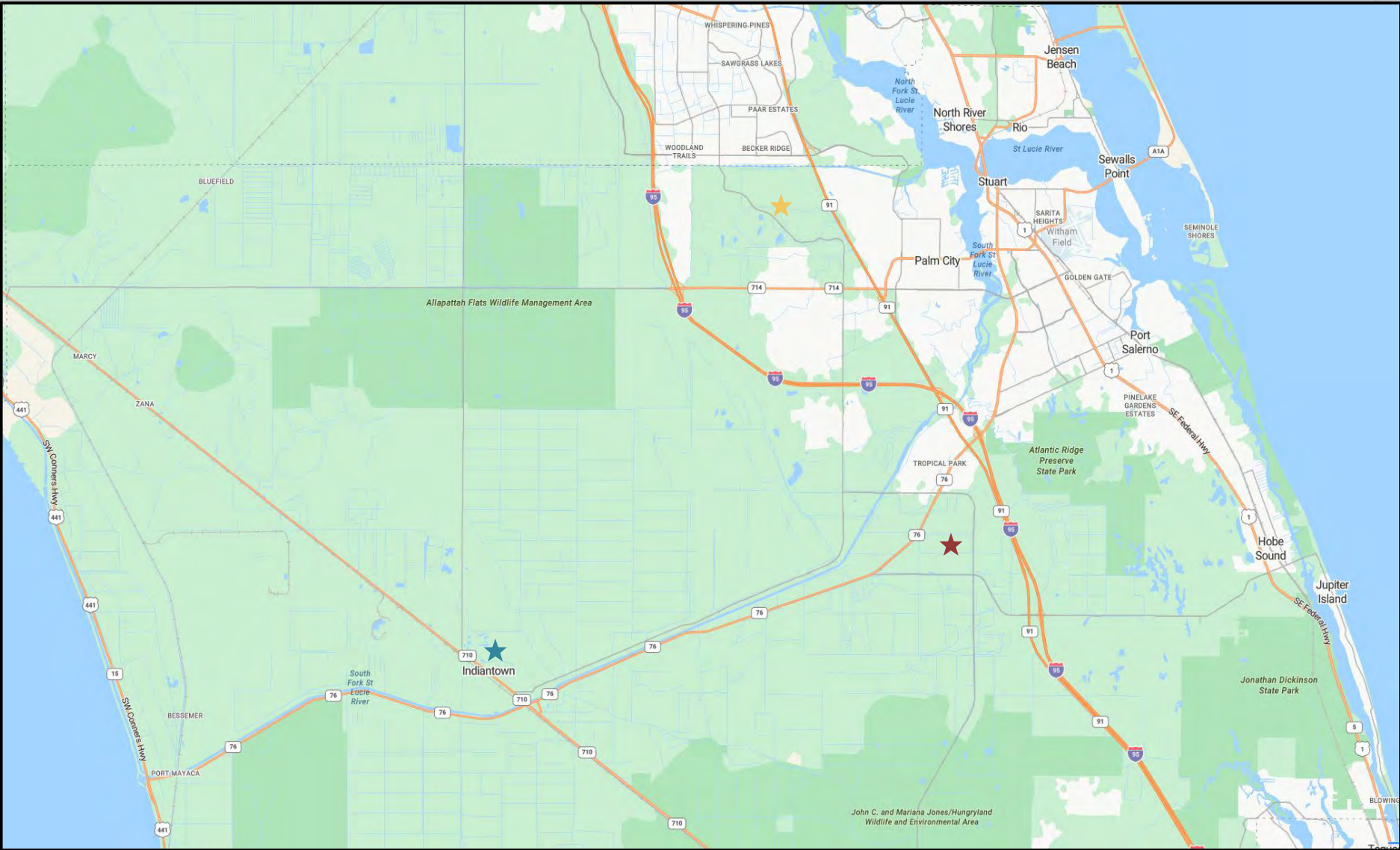




Master Planned Communities

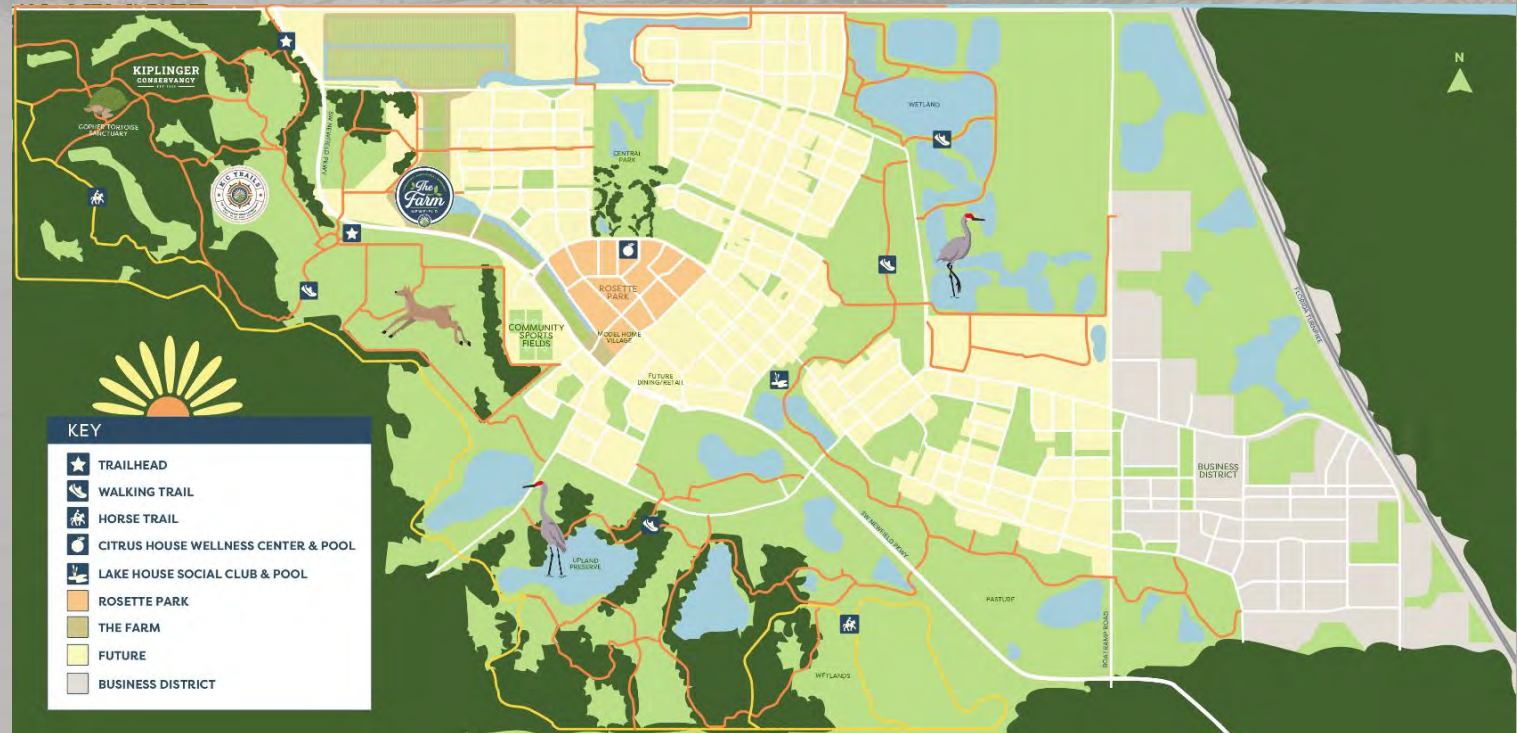
NEWFIELD

MARTIN COUNTY, FL



NEWFIELD

MARTIN COUNTY, FL









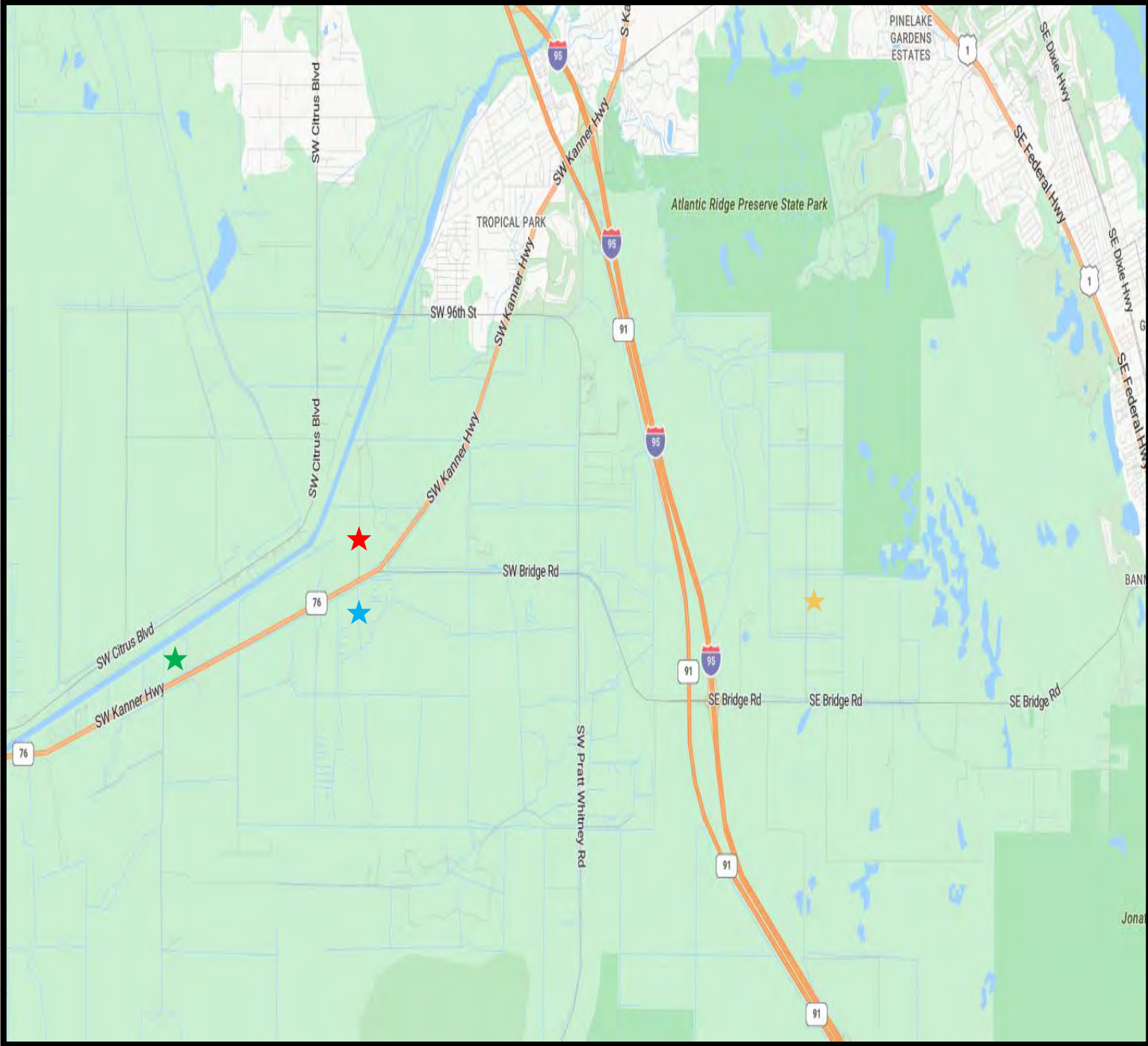
Golf Courses

APOGEE 

The Ranch 

 Discovery
LAND COMPANY 

Rolling Sands 



APOGEE



APOGEE





Master Site Plan



SITE DATA

FUTURE LAND USE:
EXISTING ZONING:
PROPOSED ZONING:
TOTAL SITE AREA:
RESIDENTIAL UNITS:
OPEN SPACE:
AGRICULTURE:
TOTAL SITE AREA:
SOUTHERN PARCEL:
NORTHERN PARCEL:

AGRICULTURAL
A-7
PUD
3,902.84 AC
175 SINGLE FAMILY LOTS
3,547.85 AC (91%)
1,205.26 AC (31%)
3,902.84 AC
3,460.62 AC
442.22 AC

PROPOSED USE:

BONAFIDE AGRICULTURE, 175 SINGLE FAMILY LOTS, (2) 18-HOLE CHAMPIONSHIP GOLF COURSES, WORLD CLASS PRACTICE FACILITY, UP TO (26) GOLF COTTAGES, RECREATION & ACCESSORY USES, RESIDENTIAL MULTI-SLIP DOCKING FACILITY, MAINTENANCE FACILITIES, SUPPORTING ROADS, UTILITIES & DRAINAGE INFRASTRUCTURE



Discovery
LAND COMPANY



Rolling Sands





Multifamily Residential

MULTI-FAMILY

Multi-Family

2025

Volaris (270 Units) ★

COS/2020

Tradewinds (177 Units) ★

County/2020

2023/2024

-Indigo (212 Units) ★

COS/2020

-The Reserve (197 Units) ★

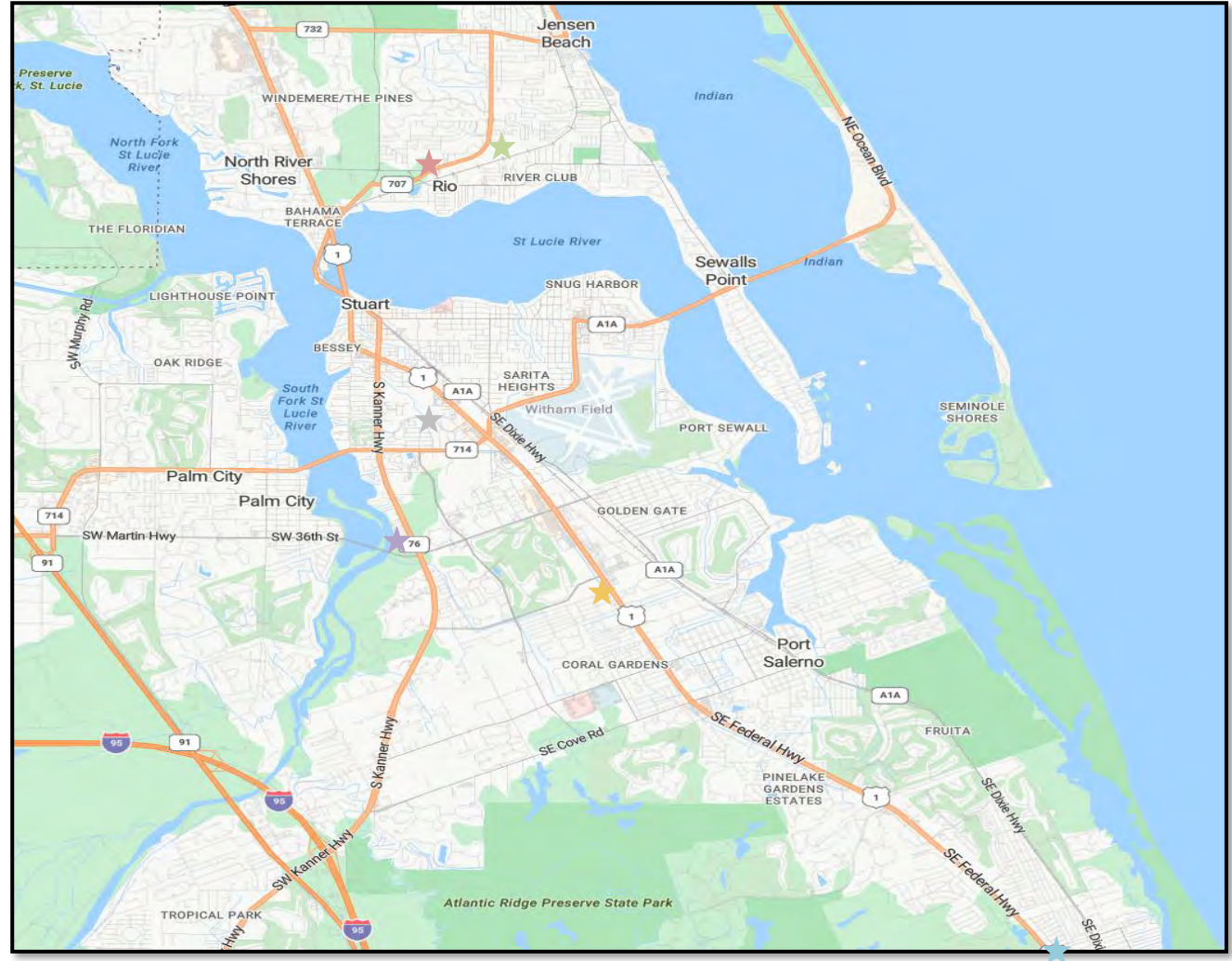
County/2018

-River North (280 Units) ★

COS/2020

-Central Parkway Lofts (172 Units) ★

COS/2021



Volaris



Tradewinds



Martin County Metropolitan Planning Organization (MPO)



Martin County BOCC Proposed Development Map



City of Stuart Development Map





Treasure Coast Real Estate Data (2024 Certified Tax Rolls)

TREASURE COAST REAL ESTATE DATA 2024

MARTIN

56.9B

Total Market
Value

6.45%

23-24 Percent
Increase

34.8B

Total Taxable Value

10.04%

23-24 Percent
Increase

INDIAN RIVER

48.6B

Total Market
Value

6.20%

23-24 Percent
Increase

29.3B

Total Taxable Value

10.19%

23-24 Percent
Increase

ST. LUCIE

70.7B

Total Market
Value

6.88%

23-24 Percent
Increase

40.0B

Total Taxable Value

13.20%

23-24 Percent
Increase

TREASURE COAST REAL ESTATE DATA 2024

MARTIN

INDIAN RIVER

ST. LUCIE

162,006

Total Population

543.7

Sq. Miles

96,883

Real Property Parcels

+257

23-24 Increase

167,352

Total Population

502.8

Sq. Miles

94,343

Real Property Parcels

+479

23-24 Increase

358,704

Total Population

571.7

Sq. Miles

186,359

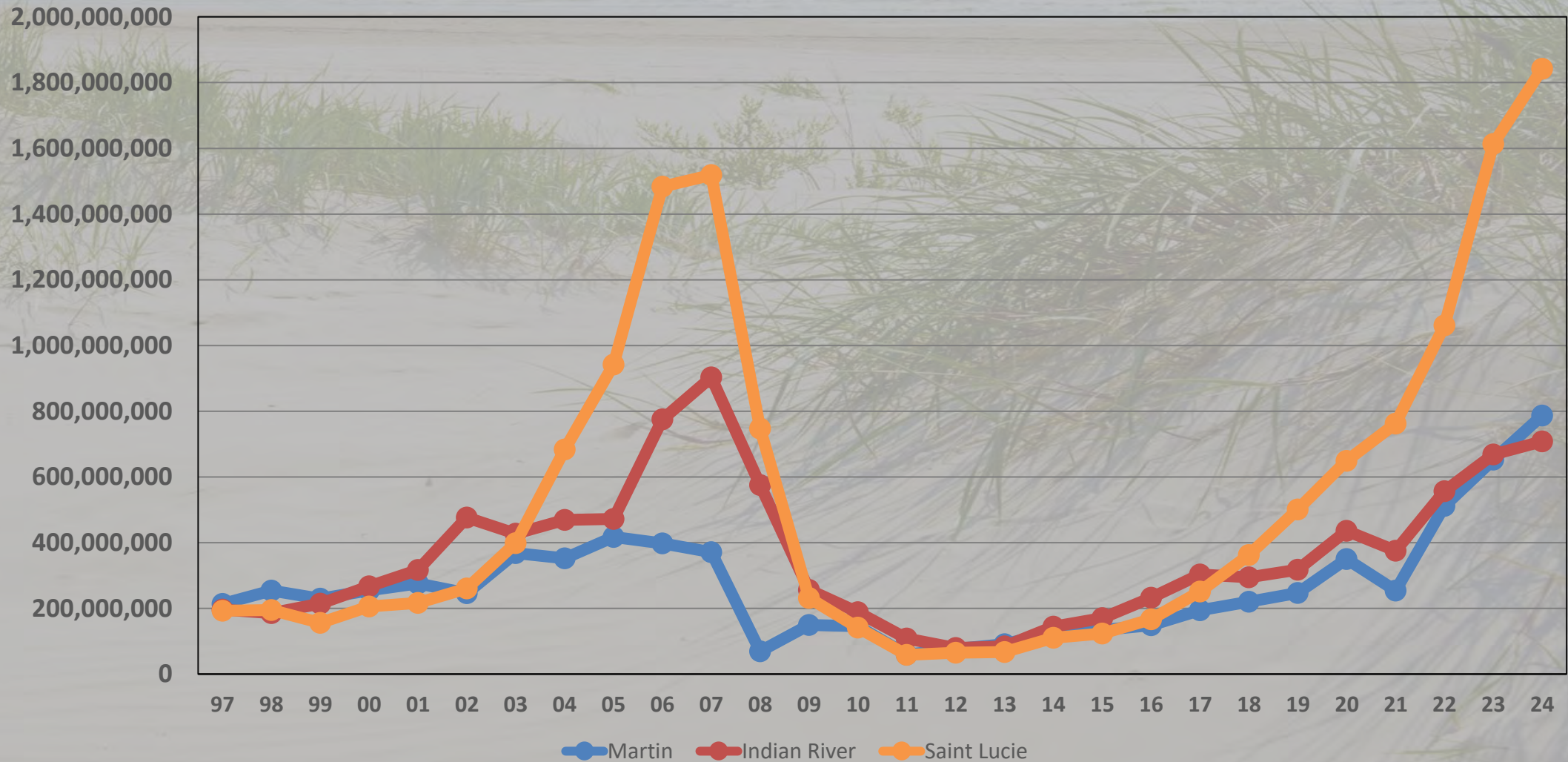
Real Property Parcels

+2,839

23-24 Increase

TREASURE COAST REAL ESTATE DATA

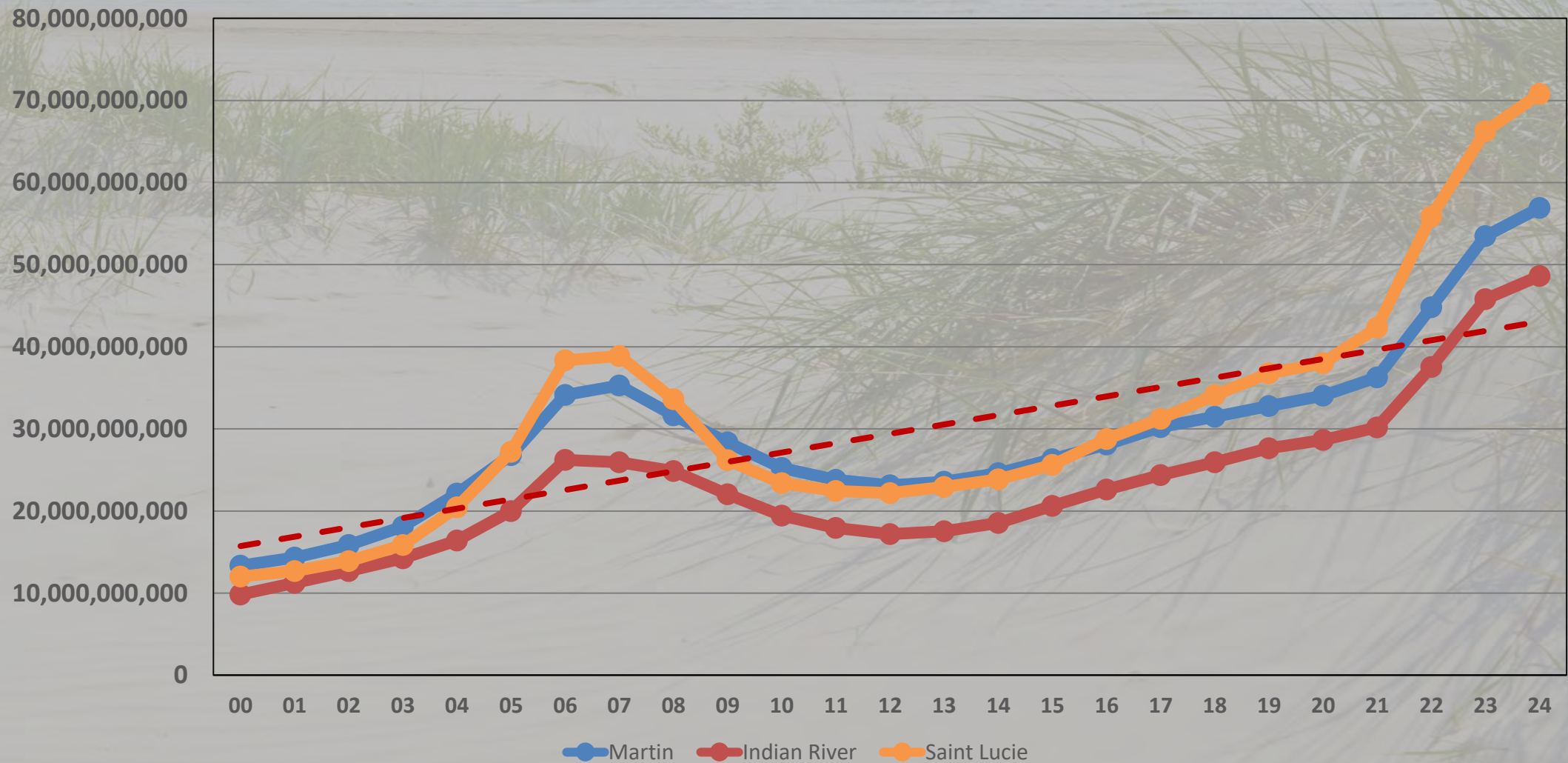
Historical 25 Year New Construction Trends



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 24 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)



Amendment 5 Review

Homestead Exemption

Homestead is one way to reduce the amount of real estate taxes you will have to pay on your residential property. In the State of Florida, if you own property, and make the property your permanent residence, as of January 1st of the tax year, you may qualify for the \$25,000 homestead exemption. An additional \$25,000 homestead exemption is automatically applied to the assessed value above \$50,000.

By law, a homestead exemption is not transferable to your new home. If you move, you must file a new homestead application by coming into the office or online at www.pa.martin.fl.us.



You will receive the full \$50,000 exemption if your Assessed Value is \$75,000 or greater.



PROPOSED

Constitutional Amendment

To be voted on
November 5, 2024 ballot.

Amendment 5 –

Homestead Annual Inflation Adjustment

The original homestead exemption of up to \$25,000 would stay the same. However, if passed, the Constitutional Amendment would allow the second \$25,000 homestead exemption to adjust with inflation.

AMENDMENT 5 – PASSED CONSTITUTIONAL AMENDMENT

IMPORTANT ASPECTS OF THE PASSED AMENDMENT

- **Passed in General Election with more than 60% Florida voter approval**
- **This is a statewide exemption and applies to all counties.**
- **Will begin in 2025 tax year**

AMENDMENT 5 – PASSED CONSTITUTIONAL AMENDMENT

IMPORTANT ASPECTS OF THE PASSED AMENDMENT

- Annual factor only applies to the 2nd \$25,000 Exemption
- 2nd \$25,000 Exemption does not apply to School Levies
- Factor can only be positive and does not apply if CPI is negative number
- Uses the same CPI measurement as annual Save Our Homes but is not limited at 3%

AMENDMENT 5 – PROPOSED CONSTITUTIONAL AMENDMENT

Current Homestead Exemption Tax Savings			
Current Homestead Exemption	Exemption Amount	Tax Savings in Town of Sewall's Point Lowest Total Millage: 16.4354 School Board Portion: 5.9430 Non School Portion: 10.4924	Tax Savings in City of Stuart Highest Total Millage: 18.3141 School Board Portion: 5.9430 Non School Portion: 12.3711
1st \$25,000 Applies to all Taxing Authorities	25,000	\$ 410.89	\$ 457.85
2nd \$25,000 Applies to all except School Board	25,000	\$ 262.31	\$ 309.28
Total		\$ 673.20	\$ 767.13

Current Annual Tax Savings Range:
\$673.20 - \$767.13

AMENDMENT 5 – PASSED

CONSTITUTIONAL AMENDMENT

1st Year Savings - 2024 Tax Roll Estimate (3.4% CPI)

Taxing District	Additional Savings
Ocean Breeze	\$ 9.07
Sewall's Point	\$ 8.90
Stuart	\$ 10.48
Jupiter Island	\$ 9.51
Indiantown	\$ 9.94
District One (HI)	\$ 9.23
District One	\$ 9.08
District Two	\$ 9.09
District Three	\$ 9.05
District Four	\$ 9.06
District Five	\$ 9.08

Median Savings	9.08
Average Savings	9.32
Min Savings (Sewall's Point) *	8.90
Max Savings (Stuart) *	10.48

AMENDMENT 5 – PROPOSED CONSTITUTIONAL AMENDMENT

Hypothetical Homestead Exemption Tax Savings (After 10 Years of Amendment 5)

Current Homestead Exemption	Exemption Amount	Tax Savings in Town of Sewall's Point		Tax Savings in City of Stuart	
		Lowest Total Millage: 16.4354 School Board Portion: 5.9430 Non School Portion: 10.4924		Highest Total Millage: 18.3141 School Board Portion: 5.9430 Non School Portion: 12.3711	
1st \$25,000 Applies to all Taxing Authorities	25,000	\$	410.89	\$	457.85
2nd \$25,000 Applies to all except School Board	31,623	\$	331.81	\$	391.22
Total		\$	742.69	\$	849.07

After 10 Years of Amendment 5 Annual Tax Savings Range:
\$742.69 - \$849.07

Savings in 10th Year:
\$64.49 - \$81.94

AMENDMENT 5 – PROPOSED CONSTITUTIONAL AMENDMENT

Hypothetical Homestead Exemption Tax Savings (After 20 Years of Amendment 5)

Current Homestead Exemption	Exemption Amount	Tax Savings in Town of Sewall's Point	Tax Savings in City of Stuart
		Lowest Total Millage: 16.4354 School Board Portion: 5.9430 Non School Portion: 10.4924	Highest Total Millage: 18.3141 School Board Portion: 5.9430 Non School Portion: 12.3711
1st \$25,000 Applies to all Taxing Authorities	25,000	\$ 410.89	\$ 457.85
2nd \$25,000 Applies to all except School Board	39,985	\$ 419.54	\$ 494.66
Total		\$ 830.42	\$ 952.51

After 20 Years of Amendment 5 Annual Tax Savings Range:
\$830.42 - \$952.51

Savings in 20th Year:
\$157.22 - \$185.38

AMENDMENT 5 – PROPOSED CONSTITUTIONAL AMENDMENT

Hypothetical Homestead Exemption Tax Savings (After 30 Years of Amendment 5)

Current Homestead Exemption	Exemption Amount	Tax Savings in Town of Sewall's Point	Tax Savings in City of Stuart
		Lowest Total Millage: 16.4354 School Board Portion: 5.9430 Non School Portion: 10.4924	Highest Total Millage: 18.3141 School Board Portion: 5.9430 Non School Portion: 12.3711
1st \$25,000 Applies to all Taxing Authorities	25,000	\$ 410.89	\$ 457.85
2nd \$25,000 Applies to all except School Board	52,696	\$ 552.91	\$ 651.91
Total		\$ 963.80	\$ 1,109.76

After 30 Years of Amendment 5 Annual Tax Savings Range:
\$963.80 - \$1,109.76

Savings in 30th Year:
\$290.60 - \$342.63

AMENDMENT 5 – PASSED

CONSTITUTIONAL AMENDMENT

Estimated Impact Taxing Authorities - 2024 Tax Roll Estimate (3.4% CPI)

Taxing Authority	Total Count of 2024 Homestead Exemptions	Total Potential Reduction to 2024 Taxable Value	Total Potential Reduction to 2024 (Ad Valorem) Taxes
Town of Ocean Breeze	94	79,900	\$ 63.92
Town of Jupiter Island	315	267,750	\$ 1,069.71
Village of Indiantown	727	617,950	\$ 1,127.76
Town of Sewall's Point	766	651,100	\$ 2,129.10
City of Stuart	4,215	3,582,750	\$ 18,388.11
Martin County	49,184	41,806,400	\$ 404,210.11
School Board	49,184	-	\$ -
Children Services	49,184	41,806,400	\$ 15,125.56
SFWMD	49,184	41,806,400	\$ 9,619.65
FIND	49,184	41,806,400	\$ 1,204.02
TOTAL		172,425,050	\$ 452,937.94

AMENDMENT 5 – PASSED

CONSTITUTIONAL AMENDMENT

DOR RELEASED 2025 ADDITIONAL HOMESTEAD EXEMPTION ADJUSTMENT

ADDITIONAL HOMESTEAD EXEMPTION ADJUSTMENT

Section 196.031(1)(b), Florida Statute, requires the value of the additional homestead exemption be adjusted annually based on the Consumer Price Index as reported by the United States Department of Labor, Bureau of Labor Statistics. The \$25,000 value of the additional exemption will be increased when the inflation adjustment is positive and applied to the assessed value greater than \$50,000. The adjustment begins with the 2025 tax year assessment.

- a. The percentage change in the Consumer Price Index (CPI) for all urban consumers, U.S. city average, all items 1967 = 100 or successor reports* for the preceding calendar year as initially reported by the U.S. Department of Labor, Bureau of Labor Statistics.

The current successor report is the 1982 – 84 = 100 current series.

The CPI change amounts in the chart below are from the year prior to the year listed.

*The percentage changes are rounded to the nearest tenth of a percent.

Additional Homestead Exemption Annual Increase

Year	CPI Change*	Maximum Exemption Amount
2025	2.9%	\$25,722
2024	Base year	\$25,000



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