



Martin County Property Appraiser
Jenny Fields, CFA

SMARTS

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

Community Outreach Calendar

« April 2025 »						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1 Deadline to File Tangible Personal Property (TPP) Tax Return April E-Newsletter	2 iCareCommunity Magazine	3 Log Cabin Senior Center	4	5
6	7	8	9 The Keyes Company	10	11	12
13	14	15	16 Log Cabin Senior Center	17	18 Office Closed - Good Friday	19
20	21 SMARTS (Seniors Making A Round Trip Somewhere)	22	23	24 Log Cabin Senior Center	25	26
27	28	29	30			

 Presentations  Publications  Important Dates

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

INTERACTIVE CALENDAR

SMARTS (Seniors Making A Round Trip Somewhere) 🚗

Property Appraiser Jenny Fields will be presenting to the members of SMARTS.

Event Information

Event Date	April 21, 2025
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New Homebuyers

DATE OF ASSESSMENT

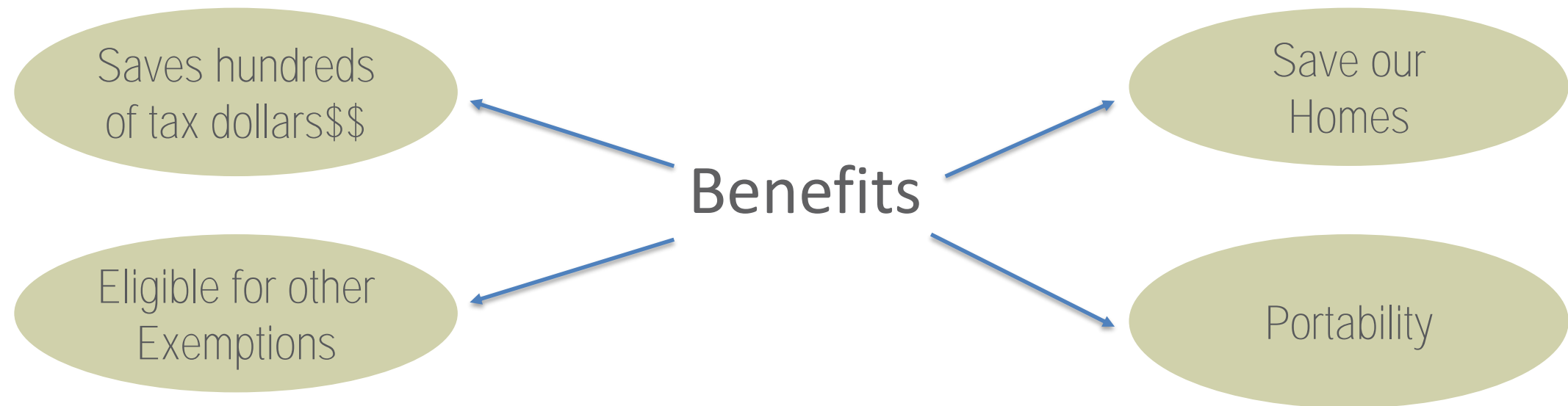
The illustration below shows this sequence, where 2025 property valuation and billing tie back to **January 1**, and in essence market activity taking place in 2024.



HOMESTEAD EXEMPTION

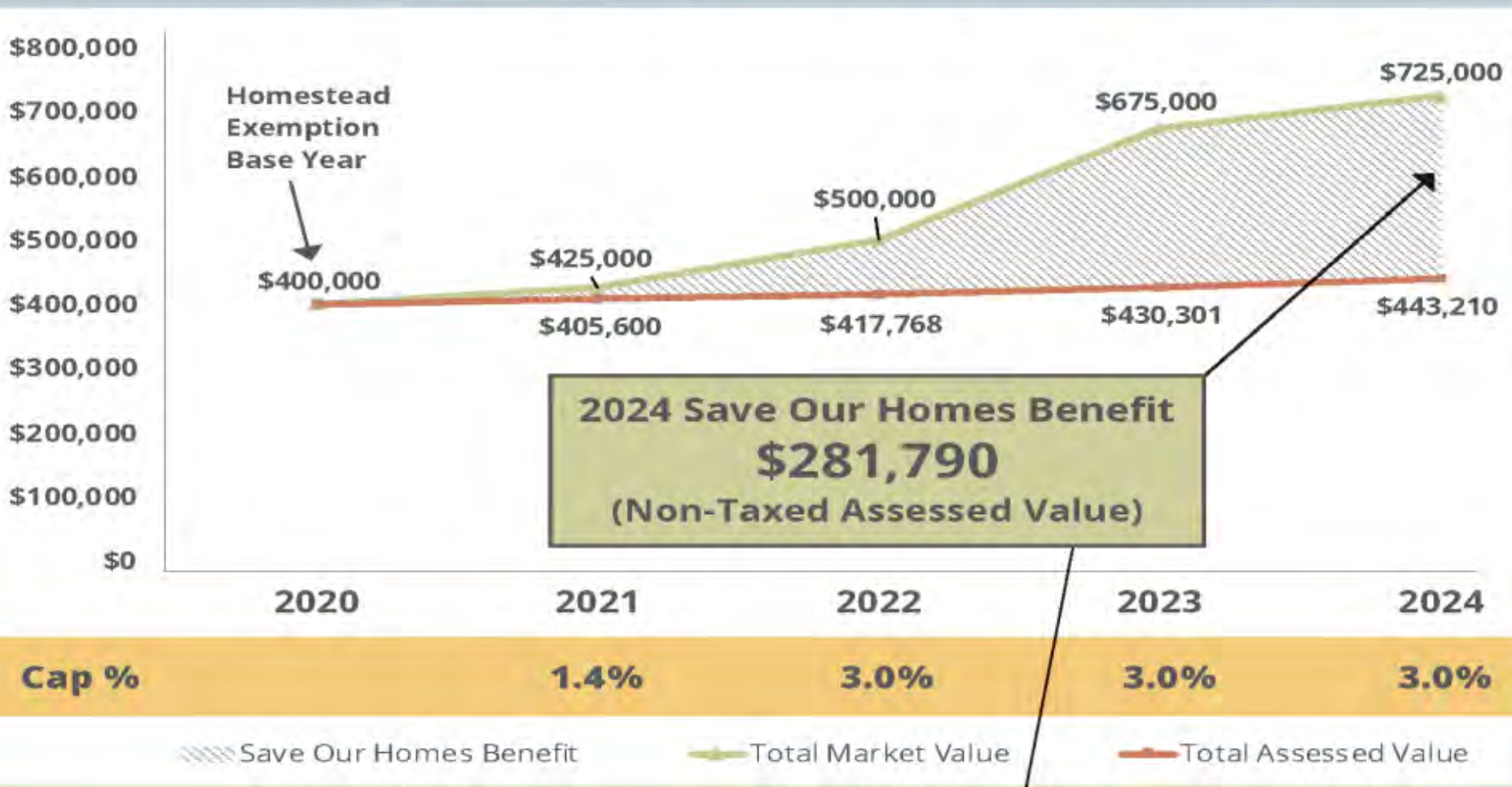
In the State of Florida, if you own property and make the property your permanent residence as of **January 1st of the tax year**, you may qualify for a property tax exemption called the homestead exemption. Applications must be submitted to our office either by mail, in person, or online by March 1st.

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*

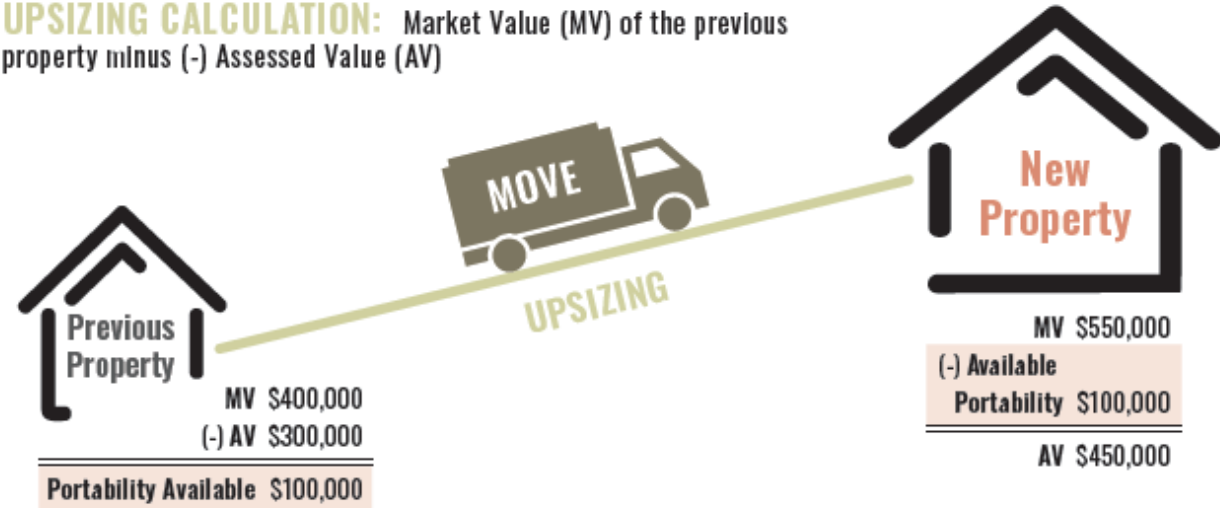


**MARTIN
COUNTY**

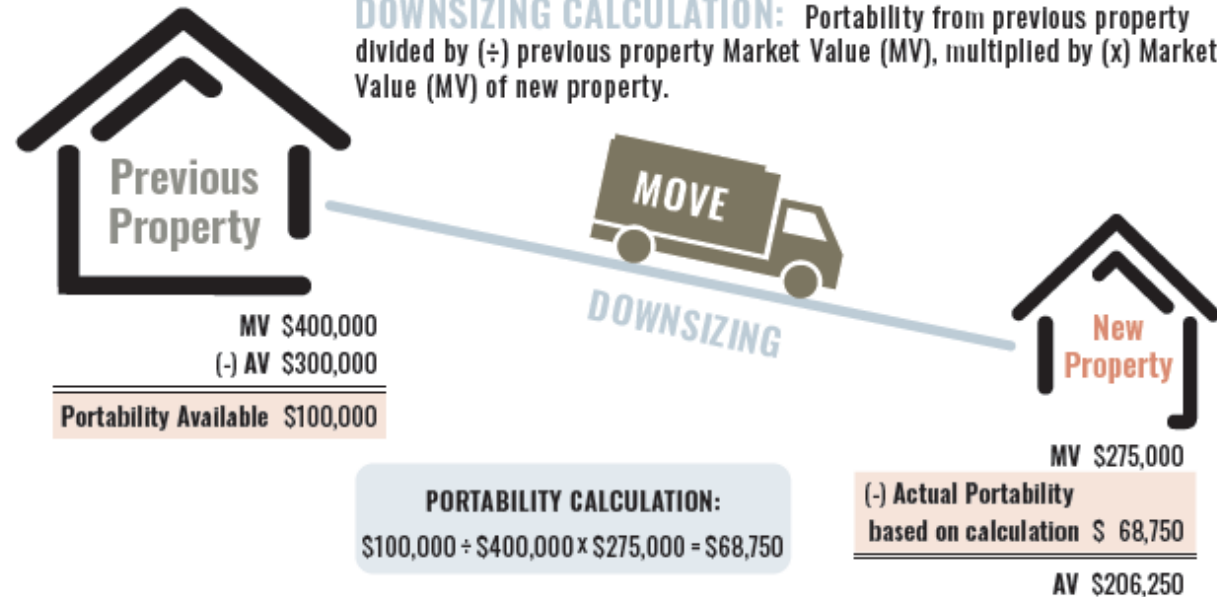
UPSIZE VS DOWNSIZE

- 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: 443,210
Taxes: \$6,657

2026



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

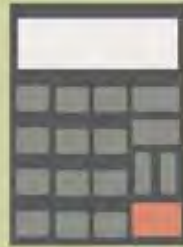
BUYING A HOME IN FLORIDA?

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



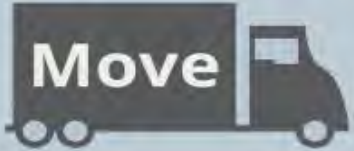
- Please do not rely on the current taxes as an estimate following a change in ownership, as these represent the seller's taxes. The assessed value of your new home resets to full market value based on your purchase price, which may result in higher taxes than the seller's taxes.
- Estimate your taxes by using our website's *Property Tax Estimator* to plan ahead for the financial impact.

APPLY



- 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.

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



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.

SELLING YOUR FLORIDA HOME?

Married? Divorced? Widowed?



MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Scan this QR Code
and visit us on:



MARRIED? DIVORCED? WIDOWED?

MARRIED?



- Married couples can claim only one Homestead Property Tax Exemption or residency based exemption.
- If both of you currently own a homesteaded property, either in Florida or anywhere else in the United States, one of the exemptions will need to be removed no later than **January 1** after you are married.
- Failure to notify our Office could cause you to not only lose your Homestead Exemption, but also you may be subject to back assessment liens, penalties, and interest.

DIVORCED?



- A Final Judgment for Dissolution of Marriage automatically changes your property ownership from "*tenants by the entirety*" to "*tenants in common*." This means each spouse owns 50% interest in the property.
- It is important to understand the Save Our Homes (SOH) benefit allocation between divorcing spouses.
- A divorce can affect who retains the accumulated SOH benefit and in what proportion. Each spouse should understand their agreed upon SOH benefit when they move (also known as "portability").

WIDOWED?



- If you currently benefit from Homestead Exemption and are widowed, you may qualify for an additional \$5,000 exemption off your property's assessed value. This equates to approximately \$100 in annual tax savings.
- To apply for this exemption, please visit our Stuart or Hobe Sound office and provide your Florida driver's license, social security number, and a copy of the death certificate.
- Once you qualify and receive this exemption, you are required to notify our Office if you re-marry as the exemption will be removed.

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Limited Income Senior



MARTIN COUNTY
PROPERTY APPRAISER
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LIMITED INCOME SENIOR EXEMPTION

The Limited Income Senior Exemption is another way to reduce the amount of taxes you pay.



- The eligibility requirements for homestead exemption in Florida must be met.
- At least one of the owners must be 65 years of age or older on or before January 1st of the year the application is made.
- The prior year entire household adjusted gross income cannot exceed the annual income limitation, which is provided by our Office each year. Household income means a person or group of persons living together in a room or group of rooms as a housing unit.
- All occupants living in the home are required to provide their prior year's Federal tax return.
- An application for this exemption can be completed by coming into our Office.



an
Additional
Exemption

Qualified applicants may benefit by having their County portion of property taxes exempt from taxation. The savings may vary depending on the value of the home.

- ✓ The eligibility requirements for the Limited Income Senior Exemption described above must be met.
- ✓ Must reside in current home for 25 years or more as a permanent Florida Resident.
- ✓ Market value of home is less than \$250,000.

Our Office will notify you each year of the new income limitation. If your income remains under the annual income limitation, your exemption is automatically renewed. However, if your entire household income exceeds the limitation, you must contact our Office no later than May 1 of the tax year.

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Disabled Veteran Exemption



MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA



DISABLED VETERAN

- (1) Can you provide an official document stating you were "honorably discharged" from military services? ☒ YES
- (2) Do you have a service-connected disability of 10% or more? ☒
- (3) Do you currently have a homestead exemption in Martin County? ☒

If you or an un-remarried surviving spouse answered "YES" to ALL of these questions, you may qualify for one of these three exemptions which may provide a significant savings on your annual property tax bill.

	Disabled Veterans <small>Florida Statute 196.24</small>	Seniors Combat-Related Disabled Veterans <small>Florida Statute 196.082</small>	Totally & Permanently Disabled Veterans <small>Florida Statute 196.081</small>
Eligibility Criteria	Disability of 10% or more	<ul style="list-style-type: none"> • Veteran aged 65 or older as of January 1 • Combat related disability 	Service-connected total and permanent disability
Required Document	Letter from Department of Veterans Affairs stating the percentage of service-connected disability 10% or more	Letter from Department of Veterans Affairs stating the percentage of combat-connected disability 10% or more	Letter from Department of Veterans Affairs stating you have a service-connected total and permanent disability
Exemption Amount	\$5,000 of value reduced	Value reduced based on percentage of veteran's disability rating	Exempt from all ad valorem taxes

If you are a deployed service member on active duty outside the continental United States, Alaska, or Hawaii in support of a qualified military operation, please contact our office as you may be eligible to receive an additional exemption based on the number of days deployed.

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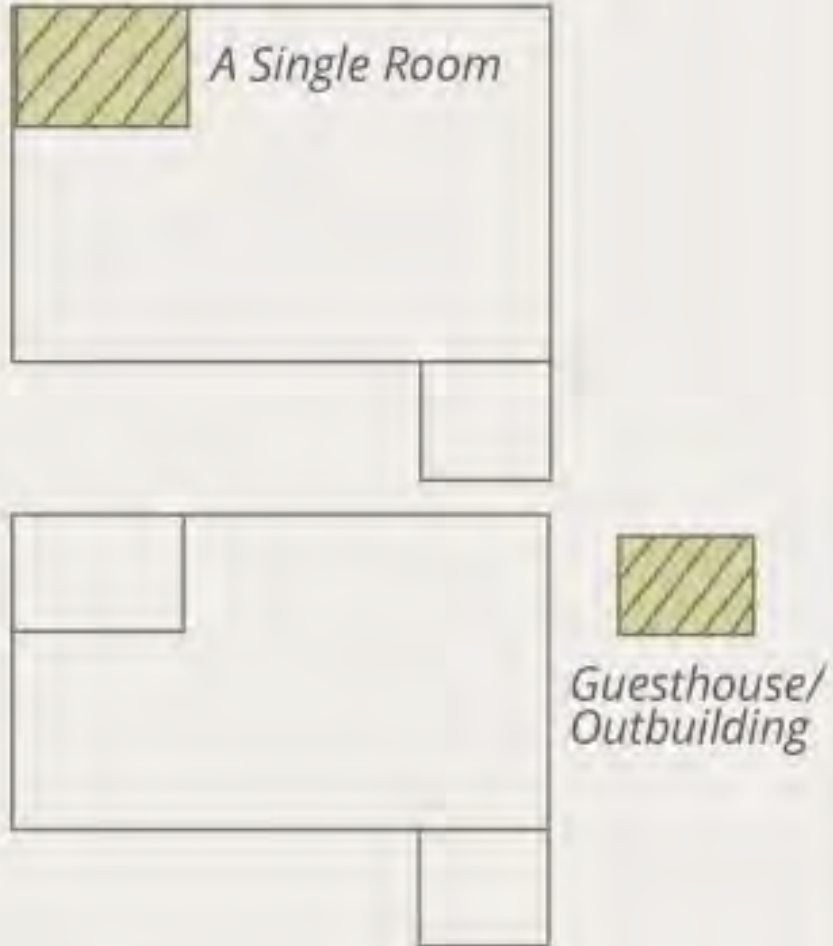


Renting Your Homestead Property

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.

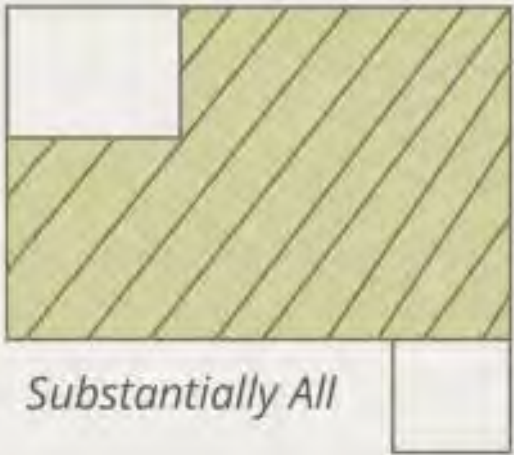
Example 2

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.



Catastrophic Property Damage

WHAT IS A CATASTROPHIC EVENT

Per Florida Statutes, a “catastrophic event” means an event of misfortune or calamity that renders improvements uninhabitable.

- Examples of Catastrophic Weather events typically affecting multiple properties:
 - Hurricane
 - Tornado
 - Wildfire
 - Flooding

WHAT IS A CATASTROPHIC EVENT

- **Examples of Catastrophic Non-weather events typically affecting individual properties:**
 - **Unintentional Fire**
 - **Water Damage**
 - **Structural Failure**

How Does a Calamity Affect My Value?

- The value will be adjusted based on condition on January 1 the following year.
- Affidavit of Intent (if Homesteaded)
- 110% Rebuild Rule

How Does a Calamity Affect My Property Value?

When a calamity occurs, it 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.

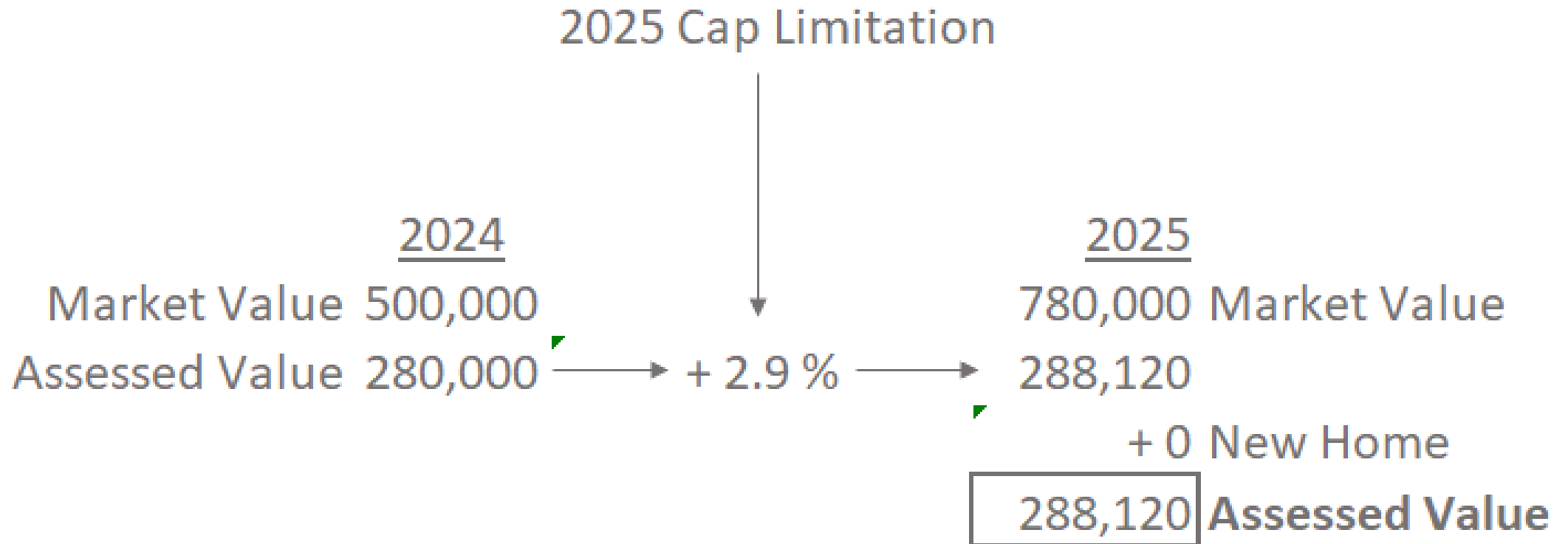
The Property Appraiser will consider the condition of the property as of January 1 after the event and any remaining damage will be taken into account for the next years value.

Any changes, additions or improvements, commenced within 5 years that replace all or a portion of the property, that was damaged or destroyed may not increase your assessed value.



NEW CONSTRUCTION CALCULATION

When construction is completed under the 110% rebuild rule, this is what the calculation would look like:



How Does a Calamity Affect My Taxes?

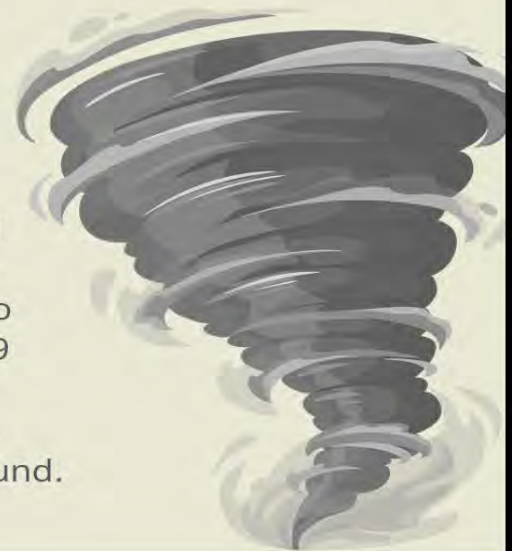
- Refund on Residential Only
- Must be uninhabitable for 30 days
- Living Area only (not pool or land)
- Application by March 1st after calamity

How Does a Calamity Affect My Property Taxes?

If your residential improvements 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 a detached garage, pool, or land.

An application for refund needs to be filed with the Property Appraiser by March 1 in the year following the calamity. The Property Appraiser will review all information submitted. If they determine the applicant is eligible, then they will complete the DR-465 and submit it to the Martin County Tax Collector within 30 days after the determination, but no later than April 1st.

The Tax Collector shall calculate the damage differential pursuant to Florida Statute 197.319 and process a refund in an amount equal to catastrophic event refund.



CATASTROPHIC EVENT TAX REFUND



Application for Catastrophic Event Tax Refund

Section 197.319, Florida Statutes

DR-465
R. 11/23
Rule 12D-16.002
F.A.C.
Effective 11/23
Page 1 of 2

This completed application, must be filed with the county property appraiser on or before March 1 of the year immediately following the catastrophic event.

COMPLETED BY APPLICANT	
Applicant name	County Select County
Mailing address	Property address (if different from mailing)
Phone	Parcel identification number, if available
1. Date the catastrophic event occurred in your county	
2. Number of days property was uninhabitable during the calendar year that the catastrophic event occurred (must be uninhabitable for at least 30 days):	
3. Describe the catastrophic event	
4. Has the property been restored to a habitable condition? Yes <input type="checkbox"/> No <input type="checkbox"/> If so, when was the property habitable?	
Florida law requires property appraisers to determine if you are entitled to a refund of taxes. Supporting documentation is required for purposes of determining the conditions of uninhabitability, such as utility bills, insurance information, contractors' statements, building permit applications, or building inspection certificates of occupancy.	
Under penalties of perjury, I declare that I have read this application and that the facts stated in it are true to the best of my knowledge and belief.	
Signature of property owner	Date
Complete and provide to the county property appraiser.	
COMPLETED BY PROPERTY APPRAISER	
1. Just value of residential parcel as of January 1 of the year the catastrophic event occurred:	
2. Number of days property was uninhabitable (must be uninhabitable for at least 30 days):	
3. Postcatastrophic event just value:	
4. Percent change in value:	0.00%
The property appraiser has determined that the applicant's entitlement to the refund is based on the above factors.	
Signature, property appraiser or designee	Date
Provide a copy to the property owner.	
For approved applications, forward to the county tax collector on or before April 1.	

Instructions

DR-465
R. 11/23
Page 2 of 2

Section 197.319, Florida Statutes (F.S.), provides a refund of property taxes paid for residential improved property rendered uninhabitable for at least 30 days due to a catastrophic event. To be eligible for refund, the property must be determined "uninhabitable," that is the property could not be used or occupied for the purpose for which it was constructed for a period of at least 30 days due to damage to, destruction of, or a condition that compromises the structural integrity of the residential improvement which was caused by a catastrophic event. The owner of the property must file a sworn application and supporting documentation with the property appraiser's office by March 1, of the year immediately following the catastrophic event.

Completed by Applicant:

- If available, provide the parcel identification number for the damaged or destroyed property.
- Supporting documentation is required. Attach any documentation supporting the claim that the property was uninhabitable during the specified period. Supporting documentation includes utility bills, insurance information, contractors' statements, building permit applications, or building inspection certificates of occupancy.
- Submit the signed, dated, and completed application with the supporting documentation to the property appraiser's office in the county where the property is located.
- If approved, the county tax collector will issue a refund to the applicant.

The property appraiser will notify the property owner of the determination no later than April 1 of the year following the date on which the catastrophic event occurred. If your application for tax refund under section 197.319, F.S., is not determined satisfactorily, the Florida Property Taxpayer's Bill of Rights recognizes your right to an informal conference with the local property appraiser. You may also file a petition with the value adjustment board clerk, pursuant to section 194.011(3), Florida Statutes, on or before the 30th day following issuance of notice by the property appraiser. Regardless of a scheduled informal conference with the property appraiser, petitions involving determinations on refund of taxes for catastrophic event may be submitted to the value adjustment board. Complete and file Form DR-486, *Petition to the Value Adjustment Board – Request for Hearing*, with the value adjustment board clerk (Form DR-486 is incorporated by reference in Rule 12D-16.002, F.A.C.).

Completed by Property Appraiser:

- The property appraiser must review the application and any supporting documentation submitted by the applicant to determine if the applicant is entitled to a refund of taxes.
- If the applicant is eligible for the refund and the application was timely filed, complete, sign, and date the application. Forward a copy of the application and an official written statement of determination to the tax collector and the applicant within 30 days after the determination and no later than April 1, of the year following the date on which the catastrophic event occurred, providing:
 - The just value of the residential improved property as of January 1 of the year the catastrophic event occurred
 - The total number of days the residential improved property was uninhabitable
 - The postcatastrophic event just value
 - The percent change in value applicable to the residential improved property
- If the applicant is ineligible for the refund, provide a copy of this application, and include an official written statement of the property appraiser's determination no later than April 1 to the applicant.



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 – 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

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 – 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