



Martin County Property Appraiser  
Jenny Fields, CFA



**FOR YOUTH DEVELOPMENT®  
FOR HEALTHY LIVING  
FOR SOCIAL RESPONSIBILITY**



# 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

[MEET JENNY >](#)[E-NEWS SIGN UP >](#)[OUTREACH CALENDAR >](#)[SCHEDULE A SPEAKER >](#)

# INTERACTIVE CALENDAR

« March 2023 »

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

			1 <div><div>Deadline to file for Homestead Exemption and Agricultural Classification</div><div>New Homebuyer Timeline</div></div>	2 <div><div>March E-Newsletter</div><div>The Meadows at Martin Downs</div></div>	3 <div>Limited Income Senior Exemptions Mailing</div>	4
5	6 <div><div>YMCA of the Treasure Coast</div><div>Martin County Community Job Fair</div></div>	7 <div>ICare Community Magazine</div>	8	9	10	11
12	13	14 <div>Income and Expense Questionnaire Mailing</div>	15	16	17	18
19	20	21	22	23 <div>Martin Cares</div>	24	25
26	27	28	29	30	31	

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

# INTERACTIVE CALENDAR

## YMCA of the Treasure Coast



Property Appraiser Jenny Fields, Chief Deputy Karl Andersson and Director of Tax Roll & Appraisal Services Tyler Steinhauer will present to members of the YMCA of the Treasure Coast.

If you'd like to learn more about the YMCA of the Treasure Coast, please visit their website at

<https://ymcatreasurecoast.org/>

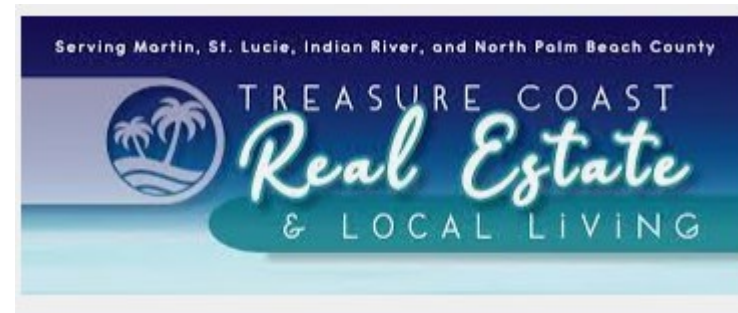
### Event Information

Event Date	March 6, 2023 11:00 am
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# DIGITAL PUBLICATIONS



**Martin County Bar  
Association**



Five  
Print &  
Three  
Digital

# SOCIAL MEDIA

facebook.

 YouTube



LinkedIn

 Instagram

# 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

# 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	<u>x 17% (.017)</u>	<u>x 17% (.017)</u>
Taxes Due	\$5,950	\$6,800

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

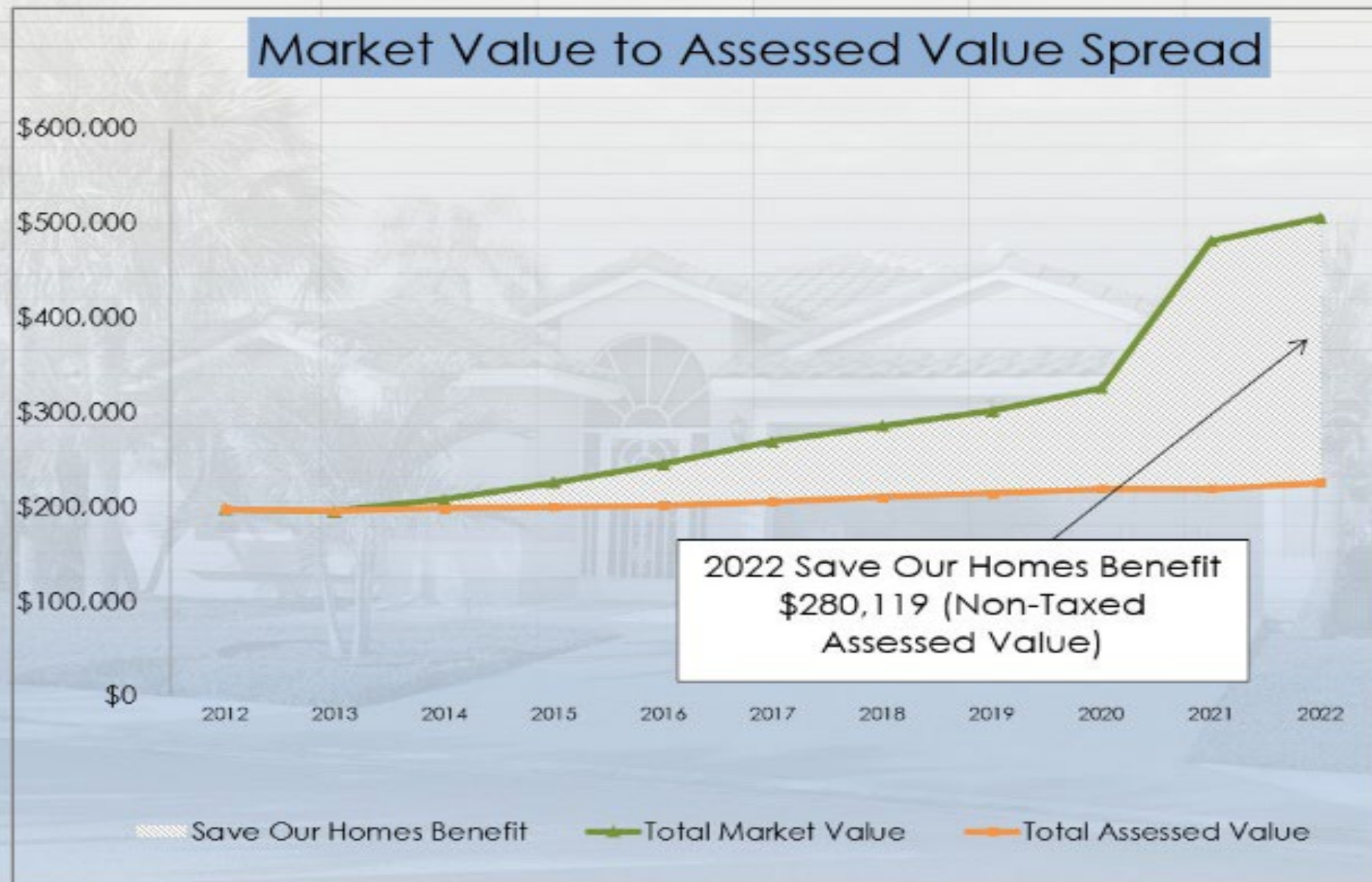
Saves hundreds  
of tax dollars\$\$

Save our  
Homes

Eligible for other  
Exemptions



# SAVE OUR HOMES



# 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

# HOMESTEAD EXEMPTION

## Benefits

Saves hundreds  
of tax dollars\$\$

Save our  
Homes

Eligible for other  
Exemptions

Portability

# PORTING THE SAVE OUR HOMES (SOH) BENEFIT



# REQUIRED DOCUMENTS

All Owners Who Reside in the Home:

Florida Driver's  
License

Florida Vehicle  
Registration

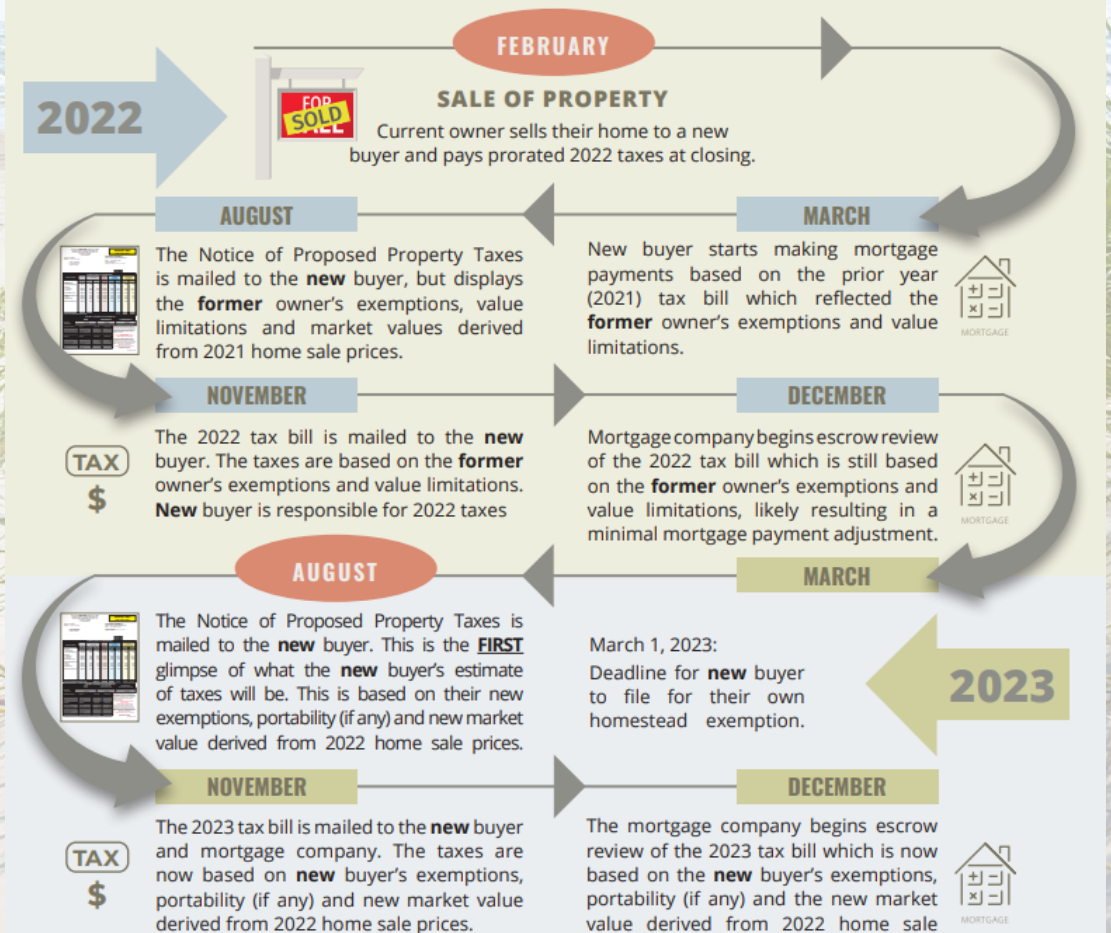
Florida Voter's  
Card

Social Security  
Number

# New Homebuyer Timeline

## NEW HOME BUYER 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](http://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 2023 bill, and
2. planning ahead for the next year's monthly payments to ensure they have sufficient funds collected to pay the 2024 bill.



# Married? Divorced? Widowed?



MARTIN COUNTY  
PROPERTY APPRAISER  
Jenny Fields, CFA

Using your mobile device's camera,  
scan this QR Code and visit us on:



## MARRIED? DIVORCED? WIDOWED?

**If you got married, divorced, or are newly widowed,  
please contact our Office to avoid losing your homestead exemption!**

### 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 Judgement 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.
- A divorce can affect the amount of your homestead exemption as well as who benefits from the accumulated Save-Our-Homes benefit, also known as portability.
- Please contact our Office if you anticipate a divorce so that all parties may understand the different scenarios and portability calculation consequences.

### WIDOWED?



- If you currently benefit from homestead exemption and have become 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 need to be removed.

**"WeVALUEMartin!"**

Website: [pa.martin.fl.us](http://pa.martin.fl.us) • Email: [info@pa.martin.fl.us](mailto:info@pa.martin.fl.us) • (772) 288-5608





# Martin County Interesting Facts



# MARTIN COUNTY

**76,083**  
Improved  
Parcels

**20,034**  
Vacant  
Parcels

**543.46**

Land Area  
Square Miles

**96,100+**  
Real Property  
Parcels

**49,900+**  
Single Family Homes

**3,500+**  
Commercial &  
Industrial  
Parcels

**14,700+**  
Residential  
Condominium Units

**12,500+**  
Tangible  
Personal  
Property  
Businesses

**41**  
Full & Part Time  
Employees

# TOP TOTAL FINISHED AREA

1.	29,524	462 SOUTH BEACH RD, JUPITER ISLAND
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# 462 SOUTH BEACH RD





# TOP TOTAL **FINISHED AREA**

1.	29,524	462 SOUTH BEACH RD, JUPITER ISLAND
2.	25,023	215 SOUTH BEACH RD, JUPITER ISLAND



# 215 SOUTH BEACH RD





# TOP TOTAL **FINISHED AREA**

<b>1.</b>	<b>29,524</b>	<b>462 SOUTH BEACH RD, JUPITER ISLAND</b>
<b>2.</b>	<b>25,023</b>	<b>215 SOUTH BEACH RD, JUPITER ISLAND</b>
<b>3.</b>	<b>24,852</b>	<b>4545 NE OCEAN BLVD, JENSEN BEACH</b>





# 4545 NE OCEAN BLVD





# TOP TOTAL **FINISHED AREA**

<b>1.</b>	<b>29,524</b>	<b>462 SOUTH BEACH RD, JUPITER ISLAND</b>
<b>2.</b>	<b>25,023</b>	<b>215 SOUTH BEACH RD, JUPITER ISLAND</b>
<b>3.</b>	<b>24,852</b>	<b>4545 NE OCEAN BLVD, JENSEN BEACH</b>



# TOP SINGLE FAMILY SALES

**1.    \$55,095,000**

**382 SOUTH BEACH RD, JUPITER ISLAND**



# 382 SOUTH BEACH RD





# TOP SINGLE FAMILY SALES

**1. \$55,095,000**

**382 SOUTH BEACH RD, JUPITER ISLAND**

**2. \$38,000,000**

**440 SOUTH BEACH RD, JUPITER ISLAND**





# 440 SOUTH BEACH RD





# TOP SINGLE FAMILY SALES

1. \$55,095,000

382 SOUTH BEACH RD, JUPITER ISLAND

2. \$38,000,000

440 SOUTH BEACH RD, JUPITER ISLAND

3. \$34,650,000

609 SOUTH BEACH RD, JUPITER ISLAND





# 609 SOUTH BEACH RD





# TOP SINGLE FAMILY SALES

**1. \$55,095,000**

**382 SOUTH BEACH RD, JUPITER ISLAND**

**2. \$38,000,000**

**440 SOUTH BEACH RD, JUPITER ISLAND**

**3. \$34,650,000**

**609 SOUTH BEACH RD, JUPITER ISLAND**



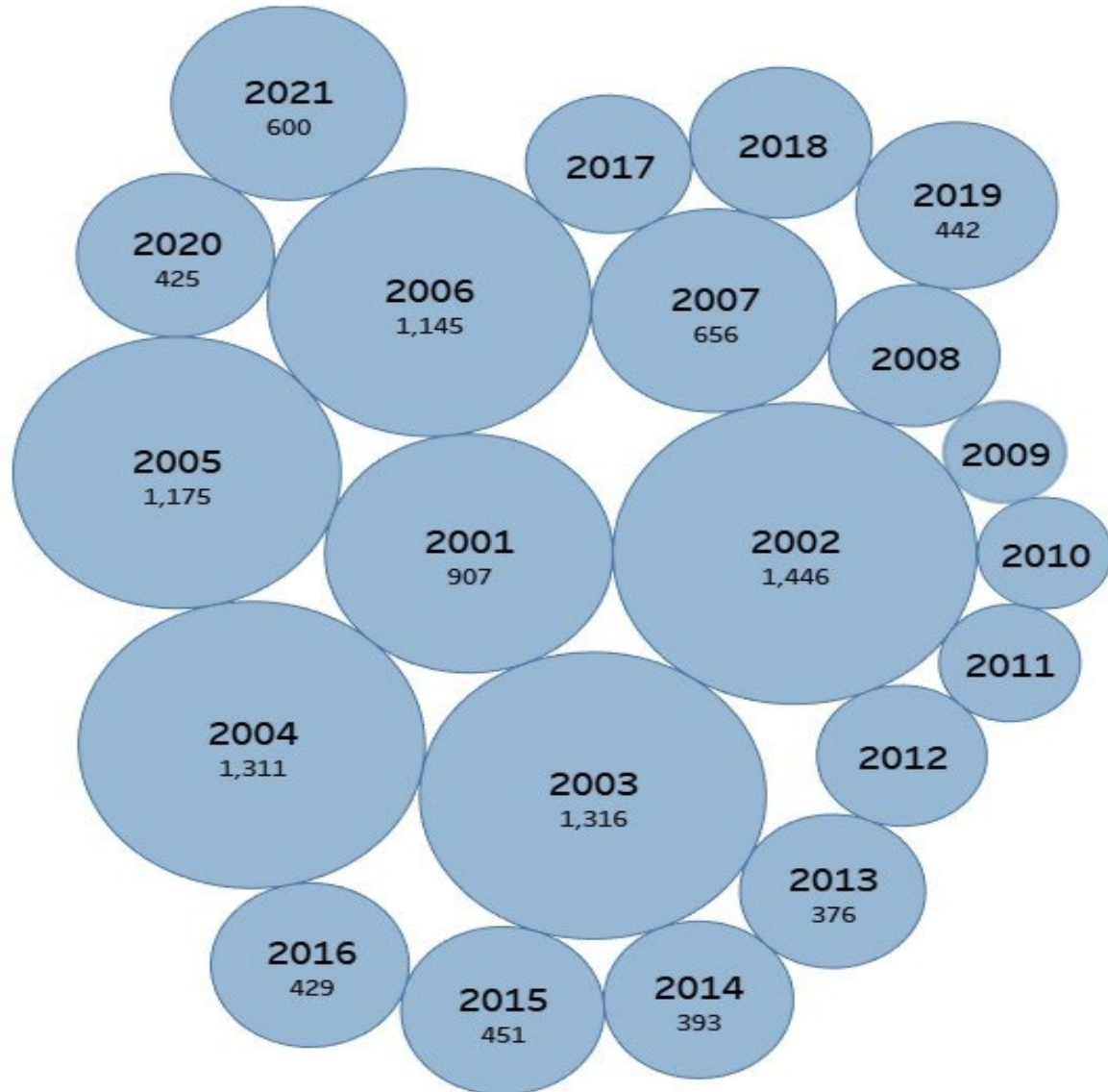




# **New Construction & Development**



# RESIDENTIAL NEW CONSTRUCTION



New Single-Family Detached and Attached (Townhomes, Villas) added to the Tax Roll

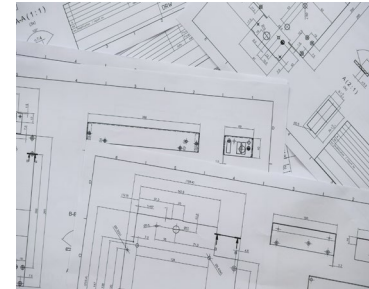


# NEW CONSTRUCTION

	Tax Roll Year		
	2021	2022	2023
<b>Dwellings</b>	425	600	643
<b>Pools</b>	312	398	484
<b>Docks (SQFT)</b>	45,856	48,643	53,389



	Issued Year		
	2020	2021	2022
<b>Permits issued</b>	18,515	19,351	17,222



	Tax Roll Year		
	2021	2022	2023
<b>Total New Construction Value</b>	\$297.24	\$496.62	\$466.51

\*In Millions. Still inputting and valuing 2023.

# NEW DEVELOPMENT

## Single-Family

- Highpointe (313 SF)
- Preserve at Park Trace (114 SF)
- Cove Royale (117 SF)
- Willow Pointe (65 SF)
- The Oaks (24 SF)
- Magnolia Ridge (28 SF)



## Multi-Family

- Bridgeview (Aka Indigo) (212 Units)
- The Reserve (197 Units)
- Volaris (270 Units)
- Savannah Place (280 Units)
- Savona (182 Units)





# MARTIN COUNTY PROPERTY APPRAISER

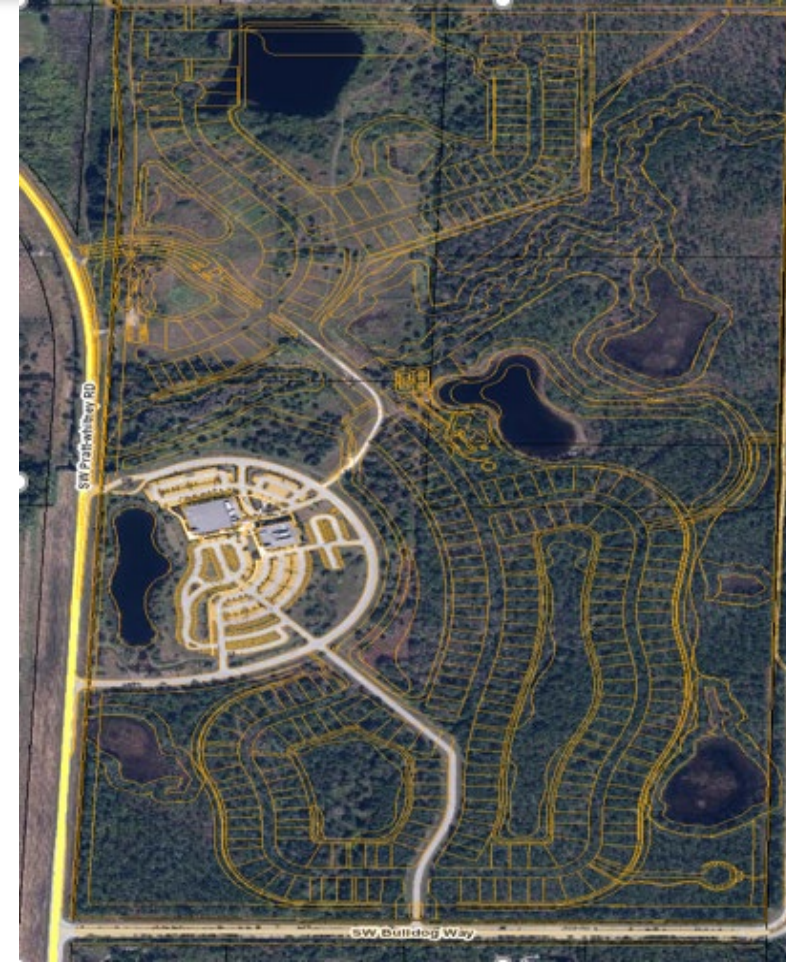


\$524,990+

1,850 - 3,820 sqft  
Single Family Home



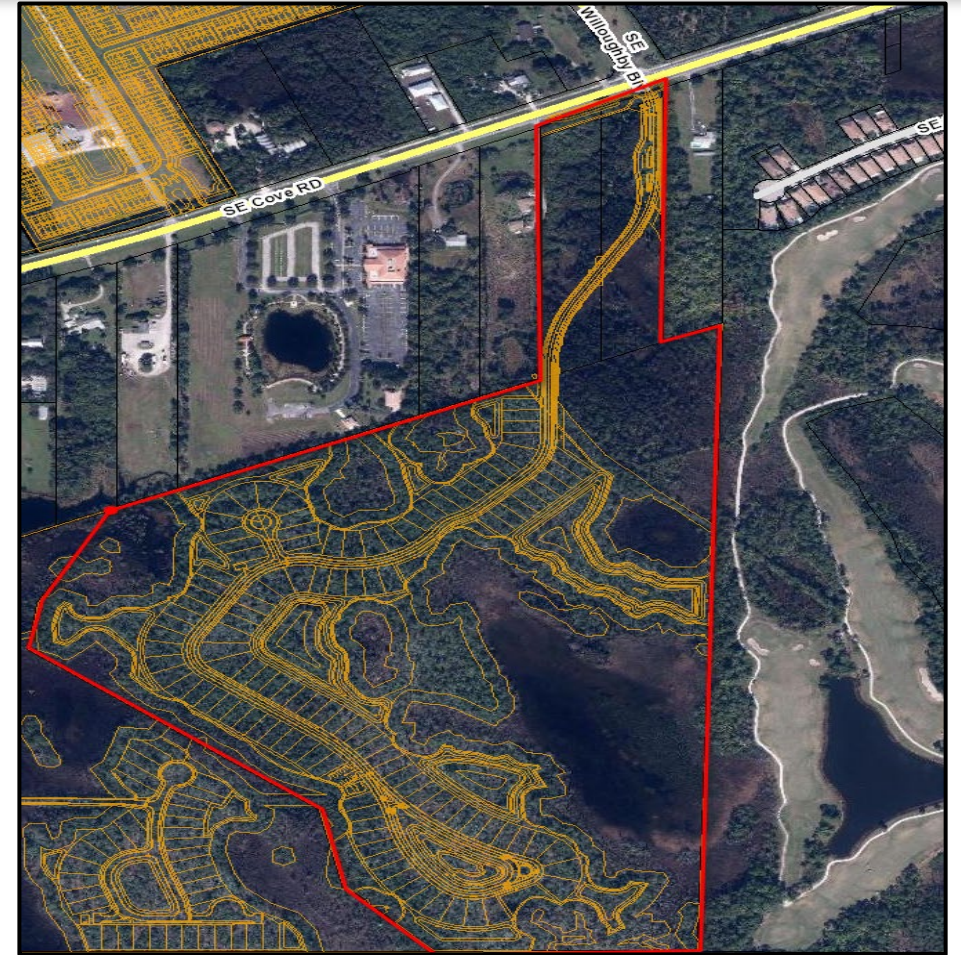
•313 Single Family



Highpointe



# MARTIN COUNTY PROPERTY APPRAISER



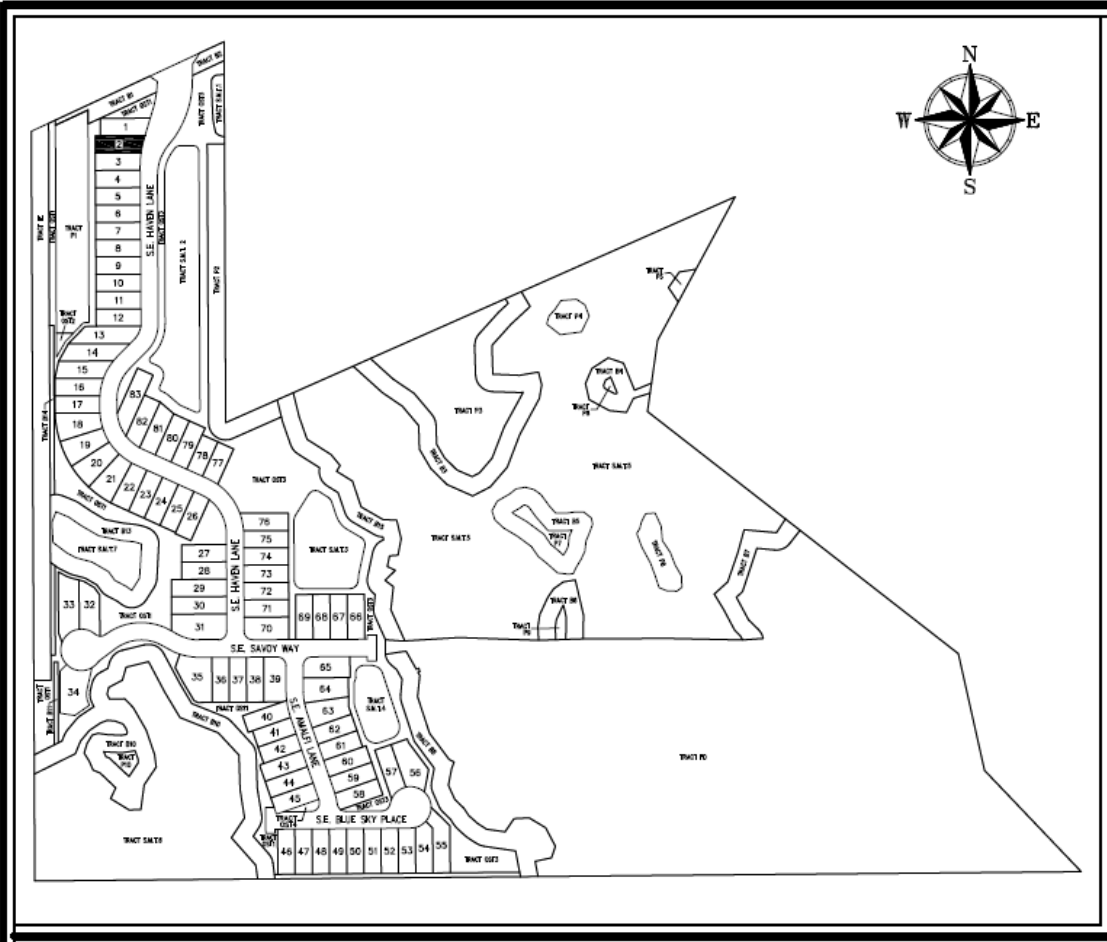
- 114 Single Family Detached
- Floorplans ranging 1,641-2,645
- 3-5 Bedroom, 2-3 Bathrooms
- Estimated Opening: TBD



The Preserves at Park Trace



# MARTIN COUNTY PROPERTY APPRAISER



**KOLTERHOMES®**



**Cove Royale**



# MARTIN COUNTY PROPERTY APPRAISER

- 65 Single Family Detached
- Floorplans ranging 1,641-2,645
- 3-5 Bedroom, 2-3 Bathrooms
- Currently Selling From \$519,990



Willow Pointe



# MARTIN COUNTY PROPERTY APPRAISER



•24 Single Family Detached

The Oaks



# MARTIN COUNTY PROPERTY APPRAISER



Magnolia Ridge



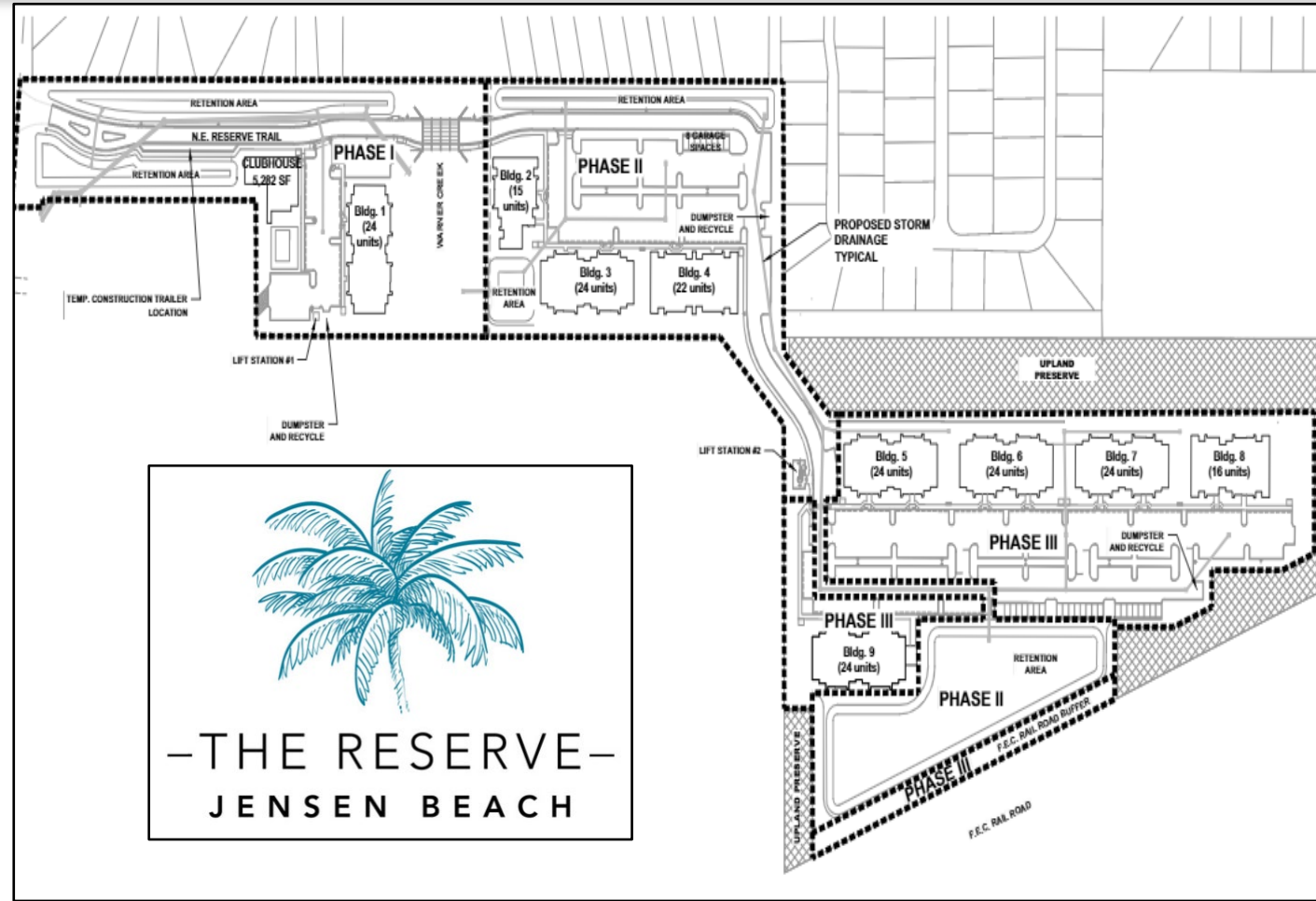
# MARTIN COUNTY PROPERTY APPRAISER



Indigo



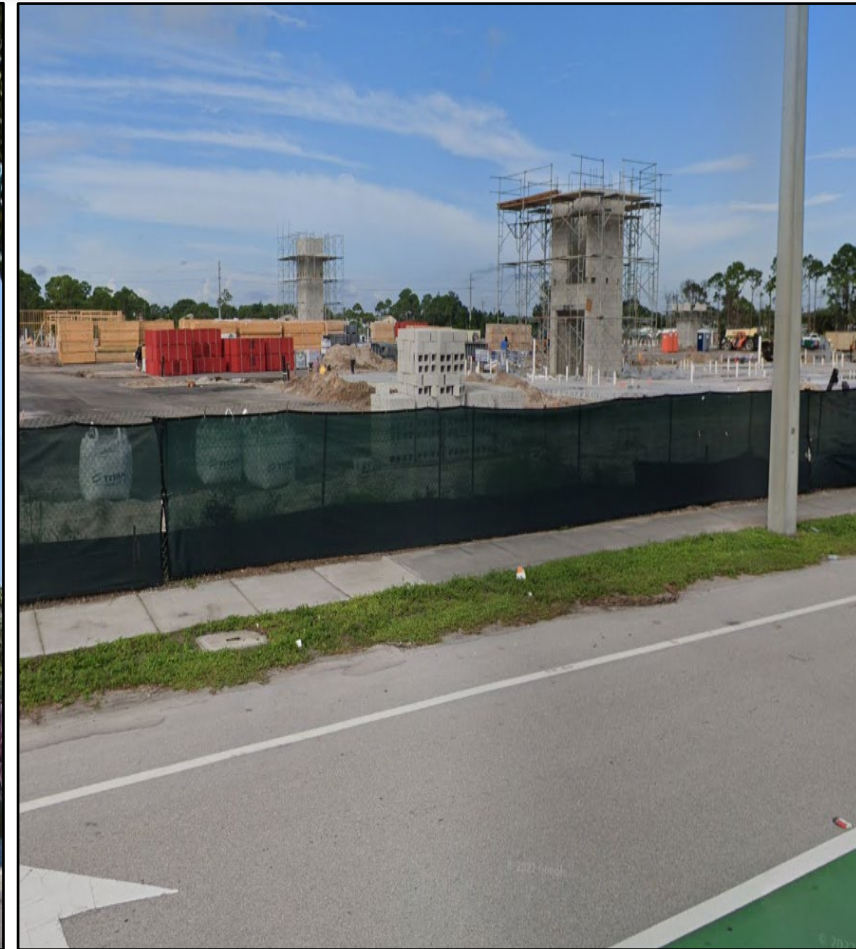
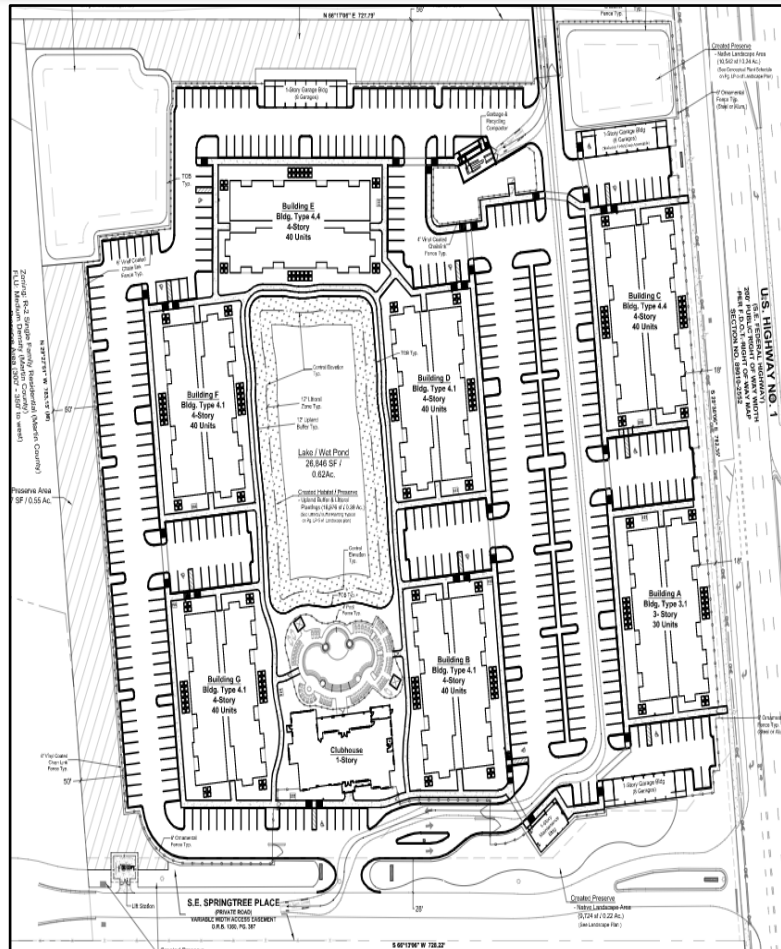
# MARTIN COUNTY PROPERTY APPRAISER



The Reserve At Jensen Beach



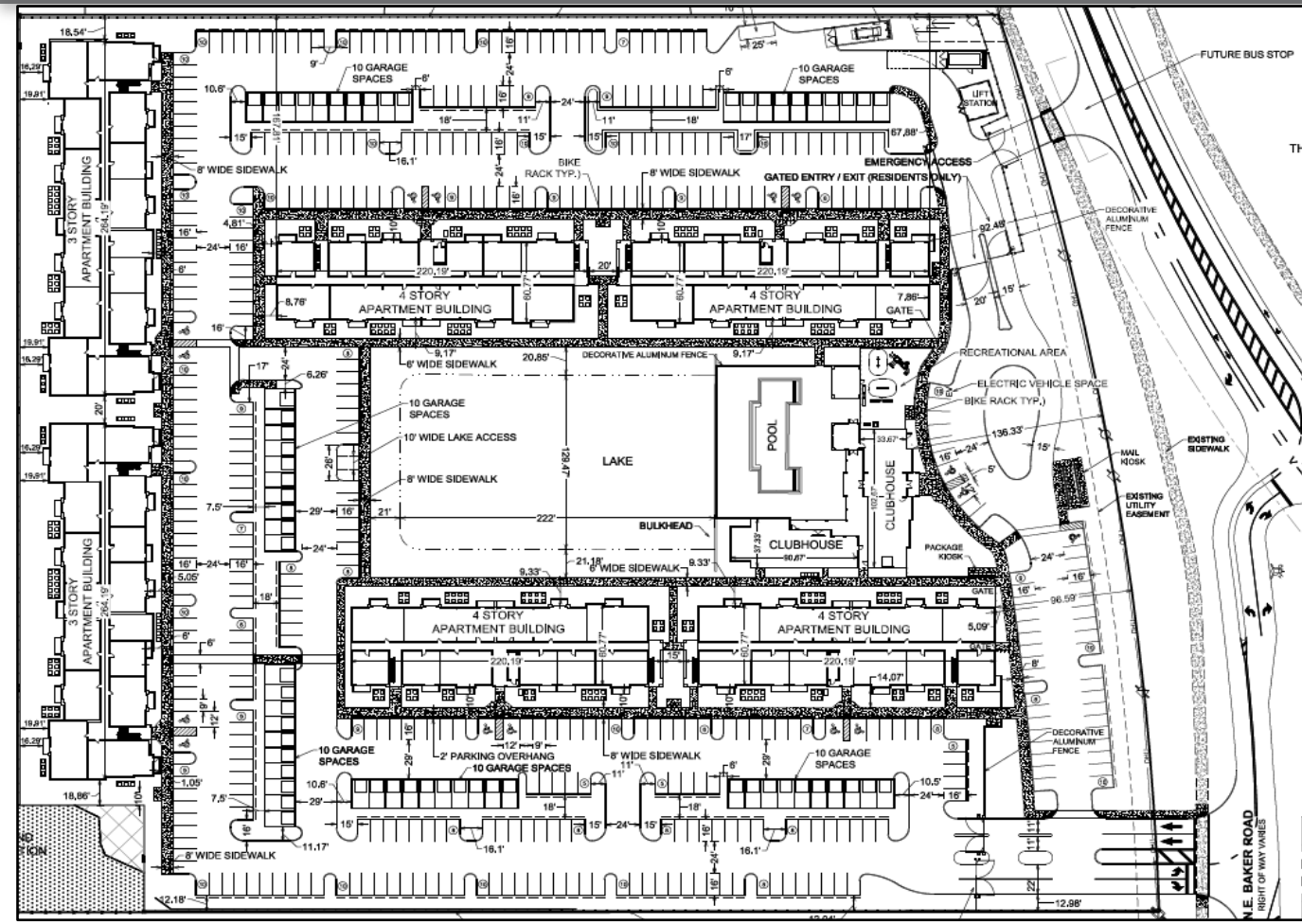
# MARTIN COUNTY PROPERTY APPRAISER



Volaris



# MARTIN COUNTY PROPERTY APPRAISER



River North (aka Savannah Place)



# MARTIN COUNTY PROPERTY APPRAISER



Savona





# Martin County Metropolitan Planning Organization (MPO) Development Review Map



## Martin MPO Development Review Interactive Map



Approved Status Filter:

All Approved

Approved for Construction

In Construction In Review

Agency Filter:

All Agencies County

Indiantown Jupiter Island

Ocean Breeze Sewalls Point

Stuart

Permit Date Range  
No date selected

Project Name  
None

Permit Number  
None

Urban Service District

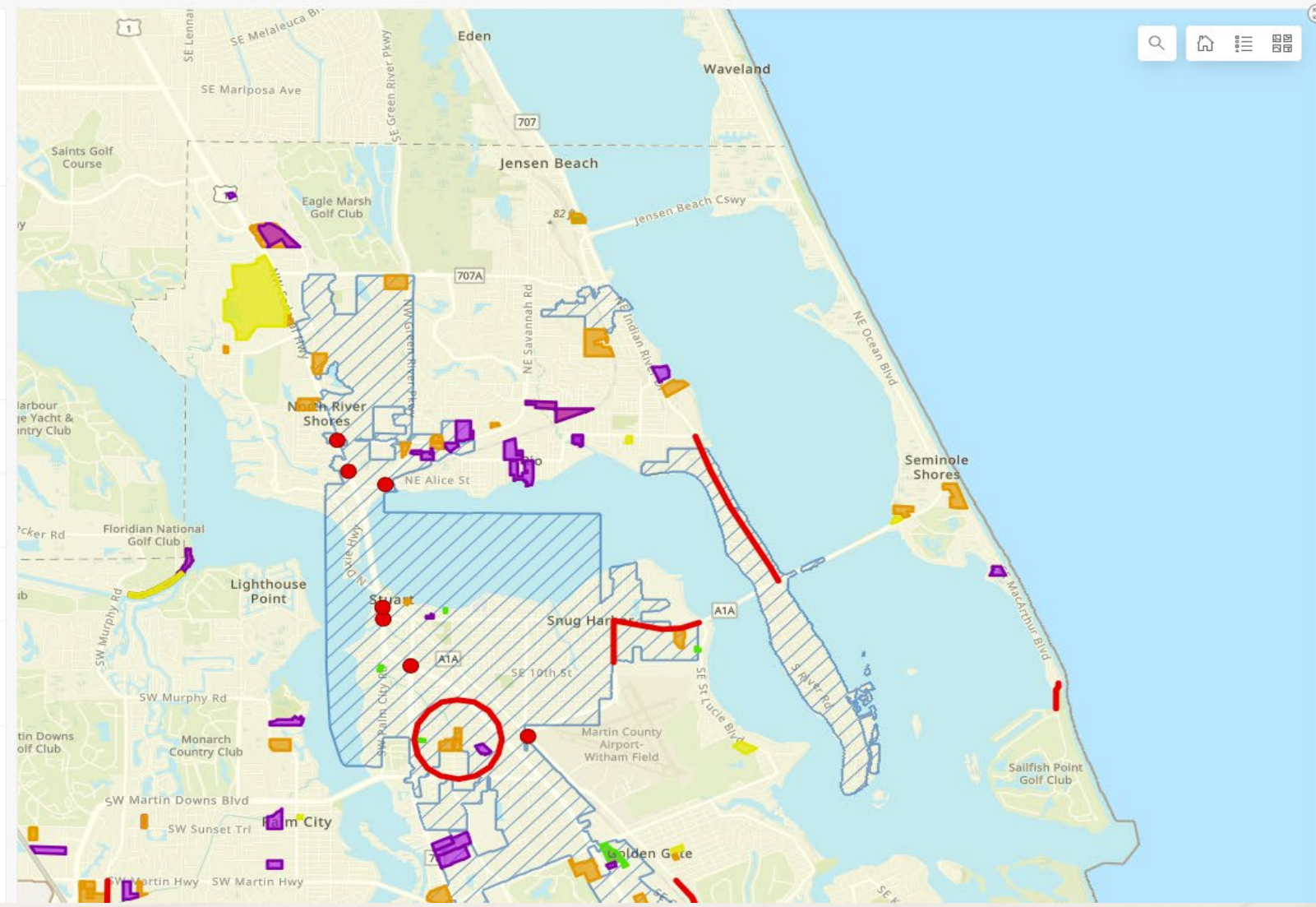
All Primary Secondary

Select a category

All Indiantown, FL

Jupiter Farms, FL Miami, FL

Port St. Lucie, FL



- 315 Osceola Approved
- Abundant Life Ministries In Construction
- Avonlea 10 In Review
- Avonlea 12 In Construction
- Avonlea 13 In Review
- Avonlea 16 In Construction
- Avonlea 2 In Construction
- Banyan Bay Ph 2B In Construction
- Banyan Bay Ph 3 In Review
- Banyan Bay Revised Master and Ph 2A In Construction
- Banyan Bay Revised Master and Phasing Plan 9th PUD AMD PH 2C FSP In Construction
- Beacon 21 PUD In Review
- Blue Water (fka TCCC Lot 17 & 18) In Construction
- Bridgeview In Construction
- Bridgewater Preserve In Construction
- Bridgewater PUD In Review
- C & C RV Resort Administrative Amendment





# **Website Tools & Resources**

## **Map Searches & Tools**