



Martin County Property Appraiser
Jenny Fields, CFA



DREAMWORKS
REAL ESTATE INC

IAAO CERTIFICATE OF EXCELLENCE

Awarded the prestigious Certificate of Excellence in Assessment Administration (CEAA) by the International Association of Assessing Officers (IAAO).



INTERACTIVE CALENDAR

« June 2022 »

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

			1 TPP Filing Reminder Mailing DreamWorks Real Estate Inc.	2 Out2 News	3 Seabreeze Publications	4
5 TCPalm Real Estate Source	6 Friends & Neighbors of Martin County	7	8	9	10	11
12	13	14 Treasure Coast Real Estate & Local Living Magazine	15	16 Jupiter Tequesta Hobe Sound -Miami Association of Realtors	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

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

INTERACTIVE CALENDAR

DreamWorks Real Estate Inc. 



Jenny Fields and Director of Appraisal Services Tyler Steinhauer will present to the realtors of DreamWorks Real Estate Inc. If you'd like more information about DreamWorks, visit their website at <https://www.dwrealestate.net/>.

Event Information

Event Date

June 1, 2022 9:00 am

DIGITAL PUBLICATIONS

Four
Print &
Two
Digital

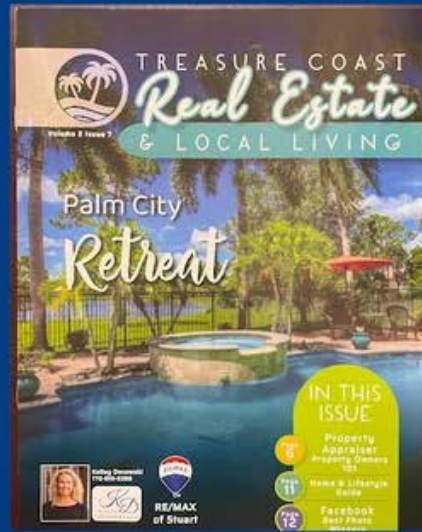


Hobe Sound REFLECTIONS

HEROES' EXHIBIT SALUTES FIRST RESPONDERS

STUDENTS RECOGNIZED FOR GOOD CHARACTER THROUGH JOE KORDICK YOUTH CHARACTER AWARDS

www.hobesoundreflections.com



TREASURE COAST Real Estate & LOCAL LIVING

Palm City Retreat

IN THIS ISSUE

- Property Appraisal Meaning Owners \$10
- Home & Lifestyle Guide \$11
- Facebook Real Photo \$12

RE/MAX of Stuart



iCare Stuart

WHAT IS KAVA? The Culture is Reviving!

Coronavirus Delta Variant Reason for Concern?

ICARE EXCLUSIVE **DR. LUIS VILLAR**

- SURGEON
- ENGINEER
- PILOT
- COLLECTOR

Breast Cancer Warning Signs Every Woman Should Know

Rock Retirement Jobs: Stress-Free, Flexible, and Lucrative



RealEstateSource

Under Contract!

Multiple Offers

Just Days on Market

Call Glenn Schmidt for your Confidential Market Analysis

772-466-7999



Out2 News

Get Noticed

ADVERTISE IN Out2 News

Keeping Communities Connected and People Informed



FRIENDS & NEIGHBORS

Martin County FOR ALL OF US

Martin County is the best, and most paradise county there is. We are very lucky to live here!

Chris Deard

\$81,760,382	161,000	64,528
MARTIN COUNTY TOURISM INCOME	MARTIN COUNTY POPULATION	MARTIN COUNTY HOUSEHOLDS

EDUCATIONAL VIDEOS



Tax Roll



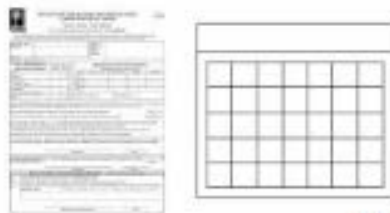
Customer Service Department



Exemptions



Community Outreach



Agricultural Classification



Human Resources, Operations, Finance



Residential and Commercial New Construction

SOCIAL MEDIA

facebook.



LinkedIn

 YouTube



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 \$400 to
\$700 in taxes

Eligible for other
Exemptions

OTHER COMMON EXEMPTIONS

Widow & Widower: 3,856

Limited Income Senior: 2,162

Disabled Ex-Service Member: 1,253

Total & Permanent Disability: 598

HOMESTEAD EXEMPTION

Benefits

Saves \$400 to
\$700 in taxes

Save our
Homes

Eligible for other
Exemptions

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 \$400 to
\$700 in taxes

Save our
Homes

Eligible for other
Exemptions

Portability

PORTING THE *SAVE OUR HOMES (SOH) BENEFIT*

Proposed Constitutional Amendments

Two PROPOSED Constitutional Amendments that may affect the amount of taxes you pay on your property will appear on the November 8, 2022 ballot. If passed, these amendments would take effect January 1, 2023.

Amendment 1: Limitation on the Assessment of Real Property Used for Residential Purposes

Amendment 3: Additional Homestead Property Tax Exemption for Specified Critical Public Services Workforce

FUN FACTS

75,628
Improved
Parcels

20,211
Vacant
Parcels

543.46

Land Area
Square Miles

95,000+
Real Property
Parcels

49,700+
Single Family Homes

3,500+
Commercial &
Industrial
Parcels

14,700+
Residential
Condominium Units

12,100+
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

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



4545 NE OCEAN BLVD



TOP TOTAL FINISHED AREA

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2.	25,023	215 SOUTH BEACH RD, JUPITER ISLAND
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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

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440 SOUTH BEACH RD, JUPITER ISLAND

3. \$34,650,000

609 SOUTH BEACH RD, JUPITER ISLAND



MEDIAN SALE PRICE MARTIN COUNTY

SINGLE FAMILY HOMES (ARMS LENGTH)



2006....\$345,000

2007.....\$310,000

2009.....\$222,500

2011.....\$205,000

2013.....\$245,000

2016.....\$295,000

2018.....\$340,000

2019.....\$365,000

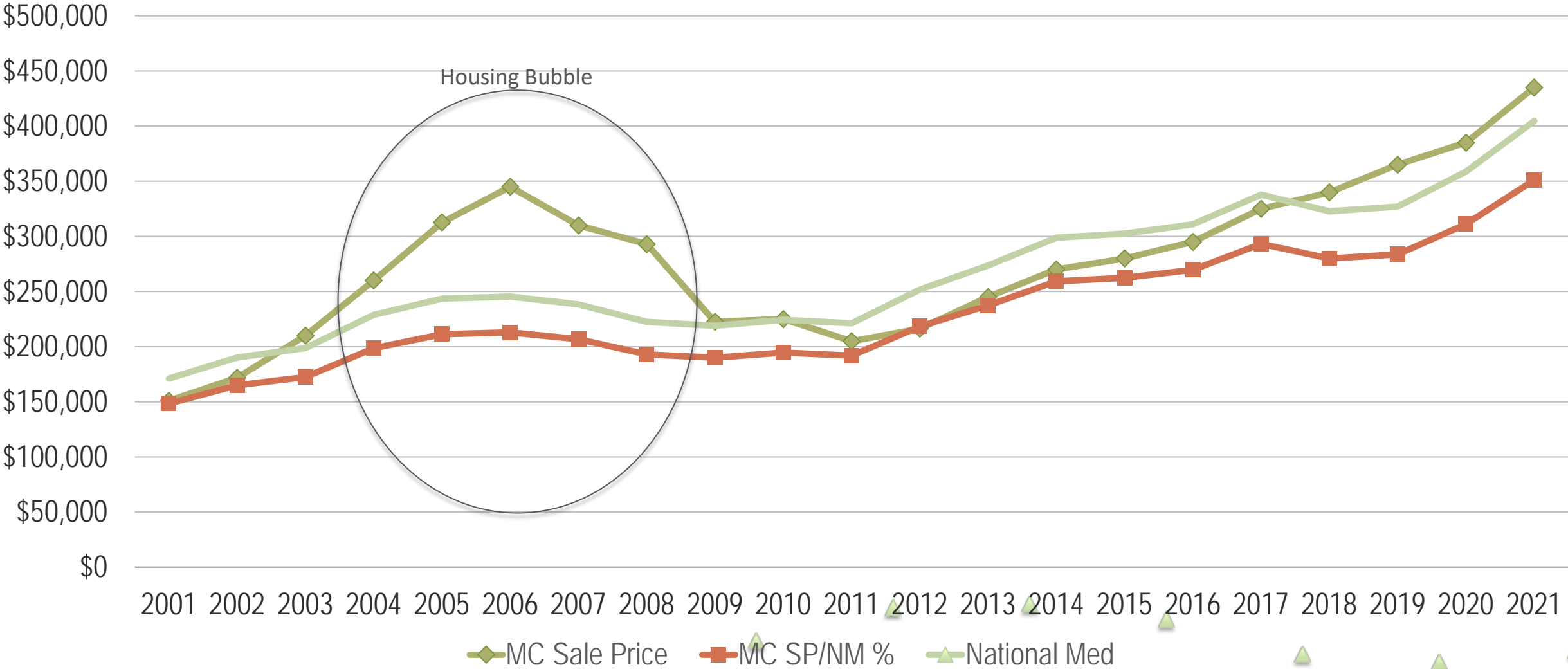
2020.....\$385,000

2021.....\$435,000

2022.....\$483,700 (Thru 4/28)

MEDIAN SALE PRICE

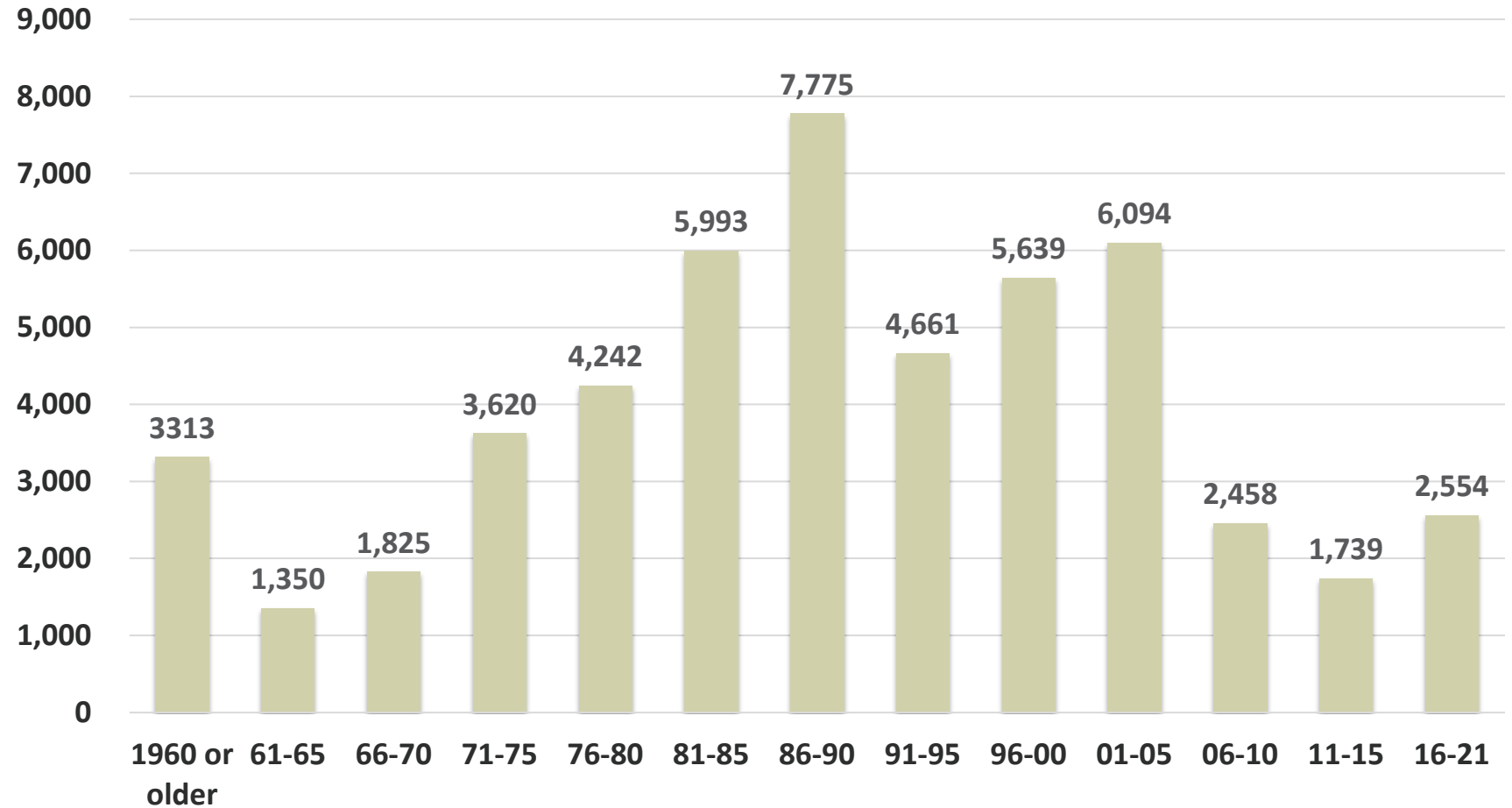
SINGLE FAMILY HOMES



HISTORY OF SINGLE-FAMILY NEW CONSTRUCTION

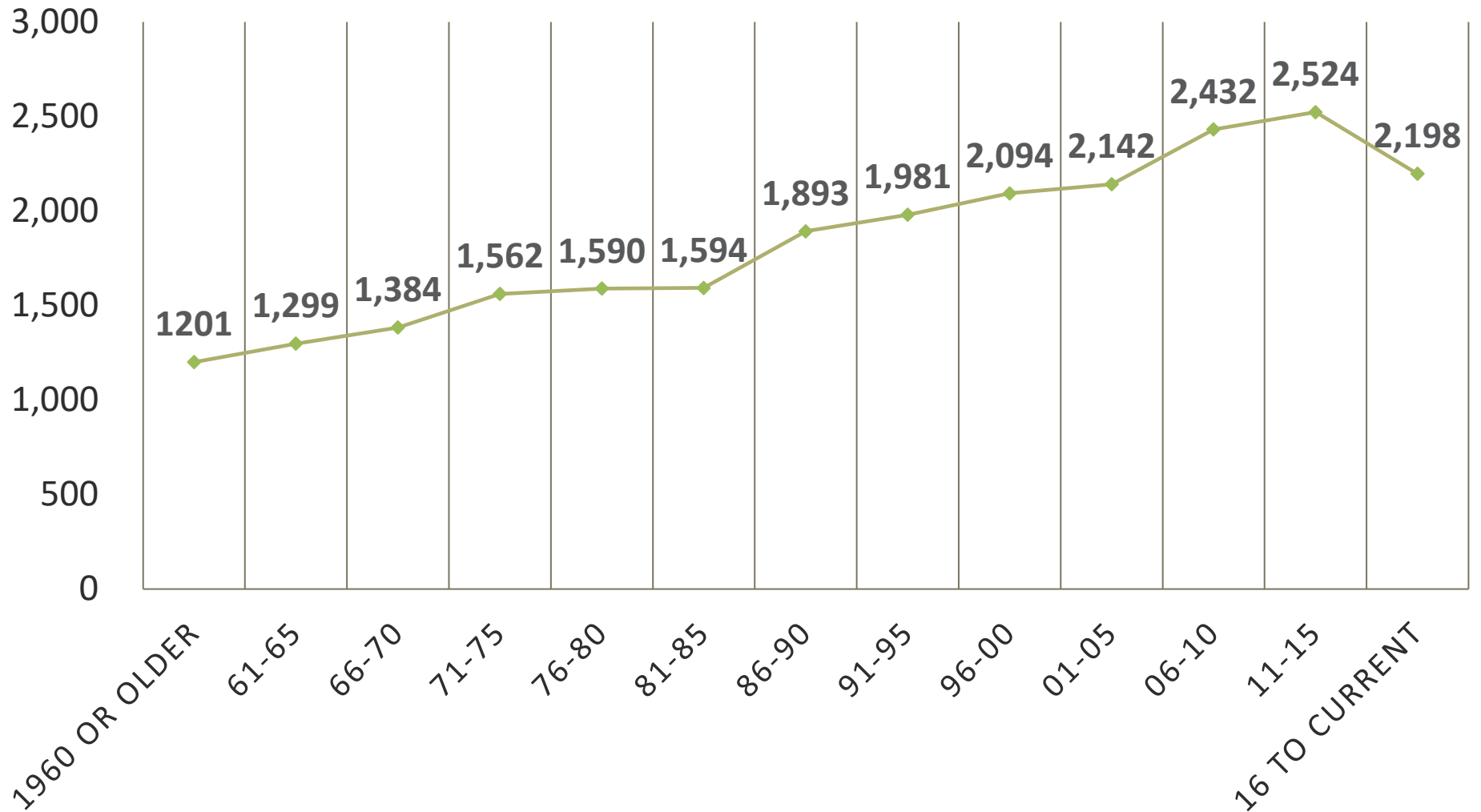
1960/older.....	3,313
61 to 65.....	1,350
66 to 70.....	1,825
71 to 75.....	3,620
76 to 80.....	4,242
81 to 85.....	5,993
86 to 90.....	7,775
91 to 95.....	4,661
96 to 00.....	5,639
01 to 05.....	6,094
06 to 10.....	2,458
11 to 15.....	1,739
16 to current.....	2,554

5-YEAR RANGES



HISTORY OF SINGLE-FAMILY MEDIAN SIZE

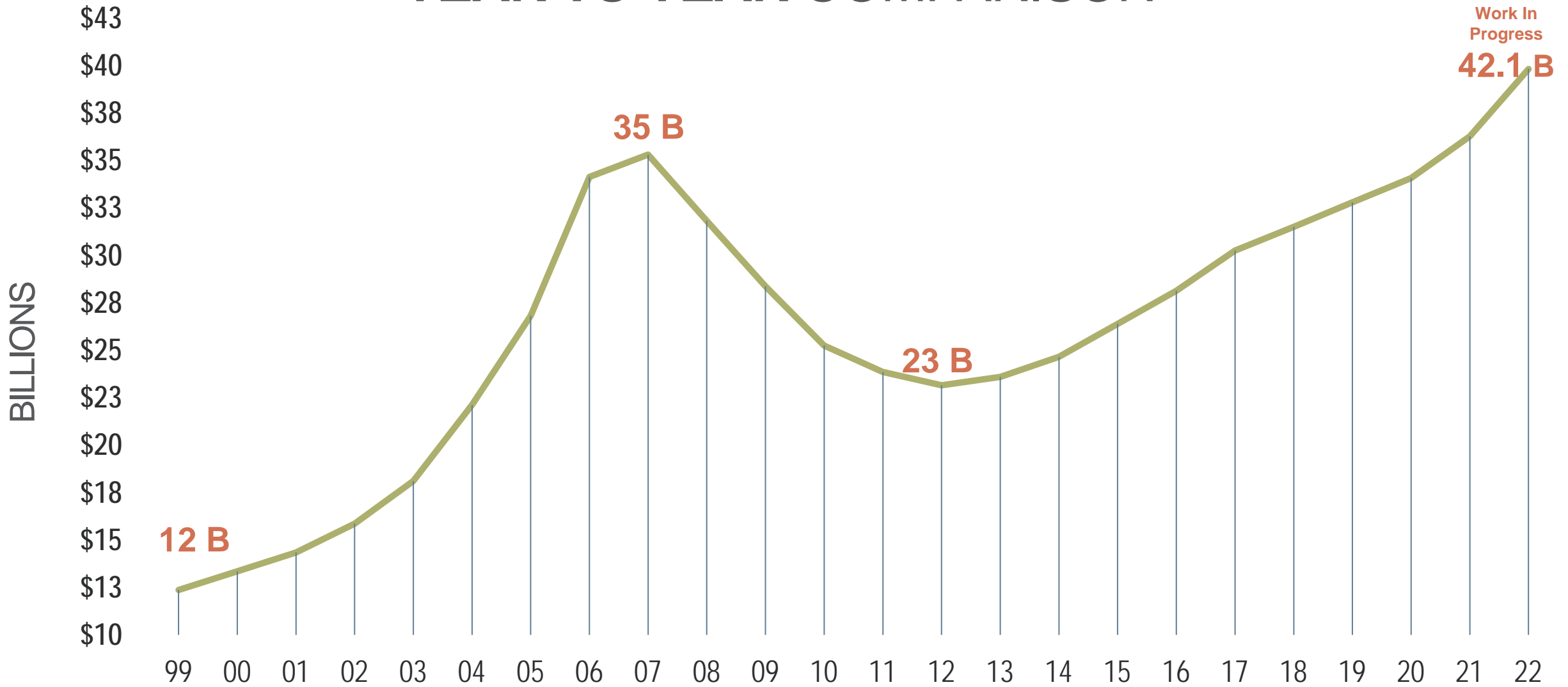
5-YEAR RANGES




1960/older.....	1,201
61 to 65.....	1,299
66 to 70.....	1,384
71 to 75.....	1,562
76 to 80.....	1,590
81 to 85.....	1,594
86 to 90.....	1,893
91 to 95.....	1,981
96 to 00.....	2,094
01 to 05.....	2,142
06 to 10.....	2,432
11 to 15.....	2,524
16 to current.....	2,198

HISTORY OF MARKET VALUES

YEAR TO YEAR COMPARISON



MARTIN COUNTY PROPERTY APPRAISER

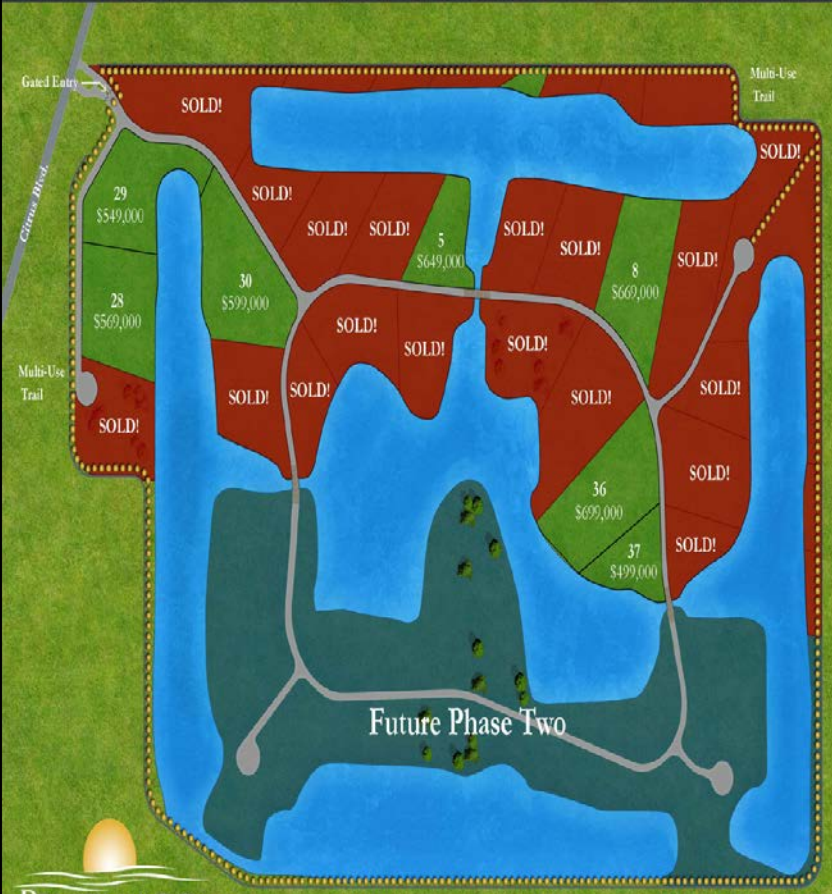


PENTALAGO

Where you want to live
ACTIVE • NATURAL • RELAXING

[LEARN MORE](#)

Pentalago is South Florida's most anticipated watersports community, offering 5+ acre waterfront lots.



Site map of Pentalago showing lot numbers, prices, and 'SOLD!' status. The map includes a 'Gated Entry' on the left, a 'Multi-Use Trail' on the right, and a 'Future Phase Two' area at the bottom. The map is color-coded with green for lots and blue for water.

Lot Number	Price	Status
28	\$569,000	SOLD!
29	\$549,000	SOLD!
30	\$599,000	SOLD!
5	\$649,000	SOLD!
8	\$669,000	SOLD!
36	\$699,000	SOLD!
37	\$499,000	SOLD!

PENTALAGO

www.Pentalago.com

Prices and lot availability subject to change.

Pentalago

MARTIN COUNTY PROPERTY APPRAISER



Osprey Preserve

Osprey Preserve will be an intimate community in Jensen Beach, Florida of unique two-unit townhomes with coastal inspired architecture. The community, just minutes from beautiful beaches, restaurants, and downtown Stuart, will offer the ideal South Florida lifestyle. Each home will be built with the innovative, energy-efficient features that Meritage Homes is known for.

Starting at \$429,990	Approx. Sq. Ft. 1,808 - 1,808	Bedrooms 3	Full Bathrooms 2
	Half Bathrooms 1	Garage 2 car	Stories 2

Osprey Preserve

MARTIN COUNTY PROPERTY APPRAISER



Walk-In Customers Welcome
Ocean Cove



\$492,990+

1822 SE Ocean Cove Way, Building E, Stuart, FL 34996
(772) 291-1822

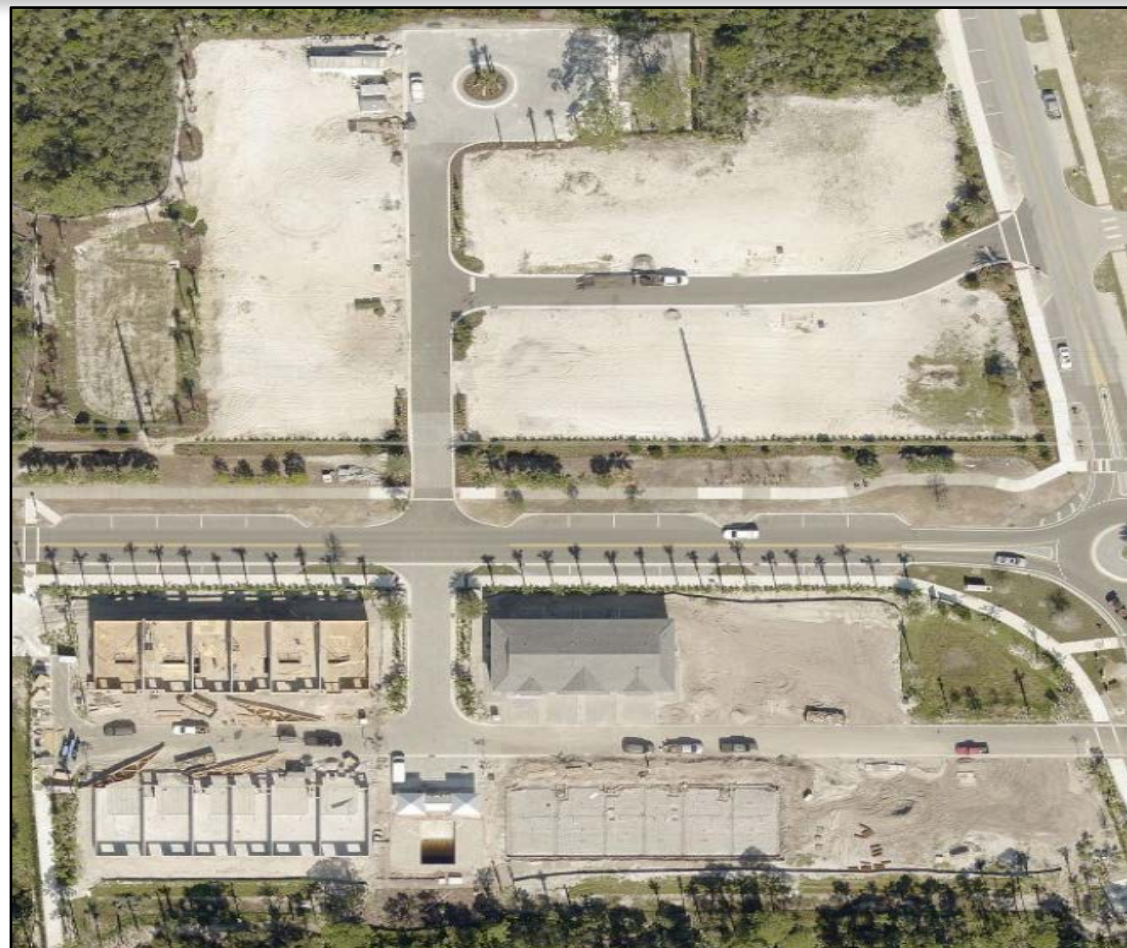
2	3	2.5	1-2
Designs	Bedrooms	Bathrooms	Garage



Affordably priced new construction townhomes are available at Ocean Cove with well-appointed kitchens, open living spaces, and spacious Owner's Suites, minutes from Downtown Stuart, the St. Lucie River, Treasure Coast beaches, and more. This community includes a fiber network that provides fast, reliable, multi-user Internet needed in homes today and in the future.

Ocean Cove

MARTIN COUNTY PROPERTY APPRAISER



The Preserve At Avonlea

MARTIN COUNTY PROPERTY APPRAISER

- 65 Single Family Detached
- Floorplans ranging 1,641-2,645
- 3-5 Bedroom, 2-3 Bathrooms
- Estimated Opening: Summer 2022



Willow Pointe


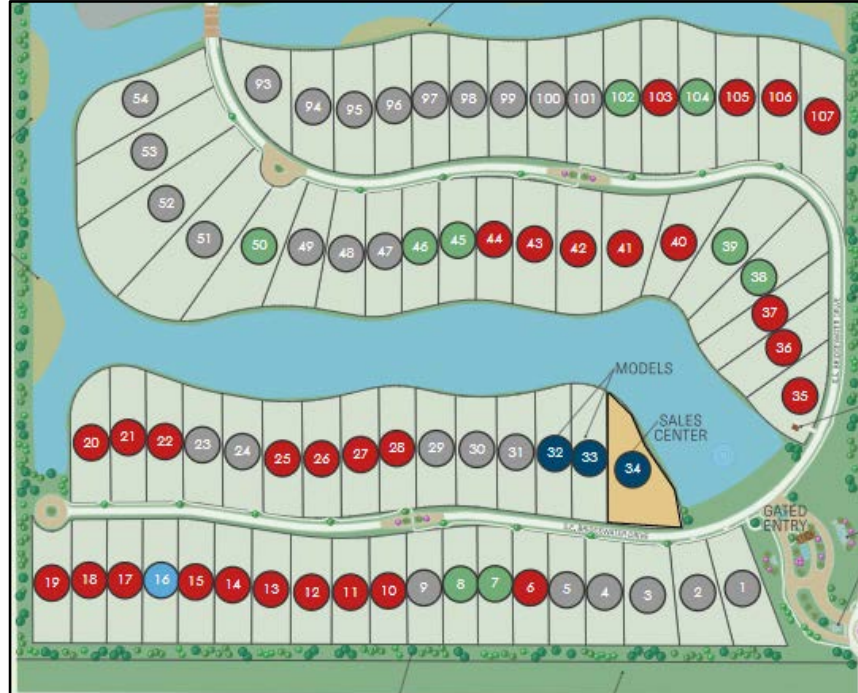
MARTIN COUNTY PROPERTY APPRAISER

Bridgewater **DIVOSTA** **\$1,375,990+**

20128 SE Bridgewater Drive, Jupiter, FL 33458
(561) 515-5584

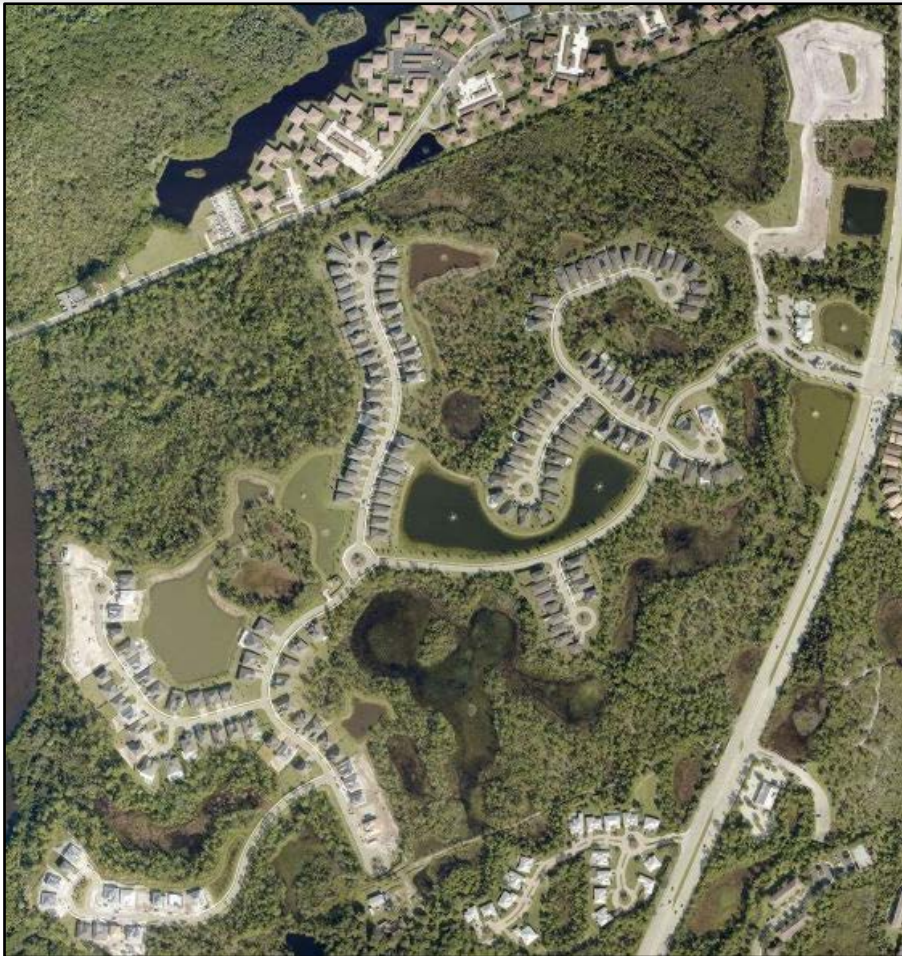
5	4-7	3-7.5	3-4
Designs	Bedrooms	Bathrooms	Garage

Welcome to Bridgewater, Jupiter's newest luxury new home community. Bridgewater's single-family new construction homes include 1+ acre estate homesites, consumer-inspired floorplans, and flexible living spaces. This community includes a Fiber network that provides fast, reliable, multi-user Internet needed in homes today and in the future.

Bridgewater

MARTIN COUNTY PROPERTY APPRAISER



Price Sheet

BANYAN BAY

2018

One Story

The Sabal	2 - 3 Bedroom, 2 Baths, 2 Car Garage 1,741 A/C - 2,333 Sq. Ft.	\$399,990
The Seagate	4-5 Bedrooms, 2-3 Baths, 2 Car Garage 2,035 A/C - 2,581 Sq. Ft.	\$419,990
The St. Lucia	2 - 3 Bedrooms, 2 Bath, 2 Car Garage 2,022 A/C - 2,772 Sq. Ft.	\$427,990
The Antigua	3 Bedroom, 3 Baths, 2 Car Garage 2,197 A/C - 2,888 Sq. Ft.	\$446,990

Two Story

The Santa Rosa	3 - 4 Bedroom, 2.5 Baths, Loft, 2 Car Garage 2,327 A/C - 2,827 Sq. Ft.	\$449,990
The Barkley	4 - 6 Bedrooms, 2.5 Baths, Den, 2 Car Garage 2,930 A/C - 3,321 Sq. Ft.	\$488,990
The Rosalind Grand	4 - 5 Bedrooms, 3.5 Baths, Den, 2 Car Garage 2,936 A/C - 3,511 Sq. Ft.	\$499,990

Now
STARTING FROM THE
Low \$800s **Sold Out**



Banyan Bay

MARTIN COUNTY PROPERTY APPRAISER

- 20 Townhomes
- 3-bedroom and 4-bedroom units each with private pool
- 2,551 to 3,761 sqft
- Prices range from \$999,000 to \$1,800,000

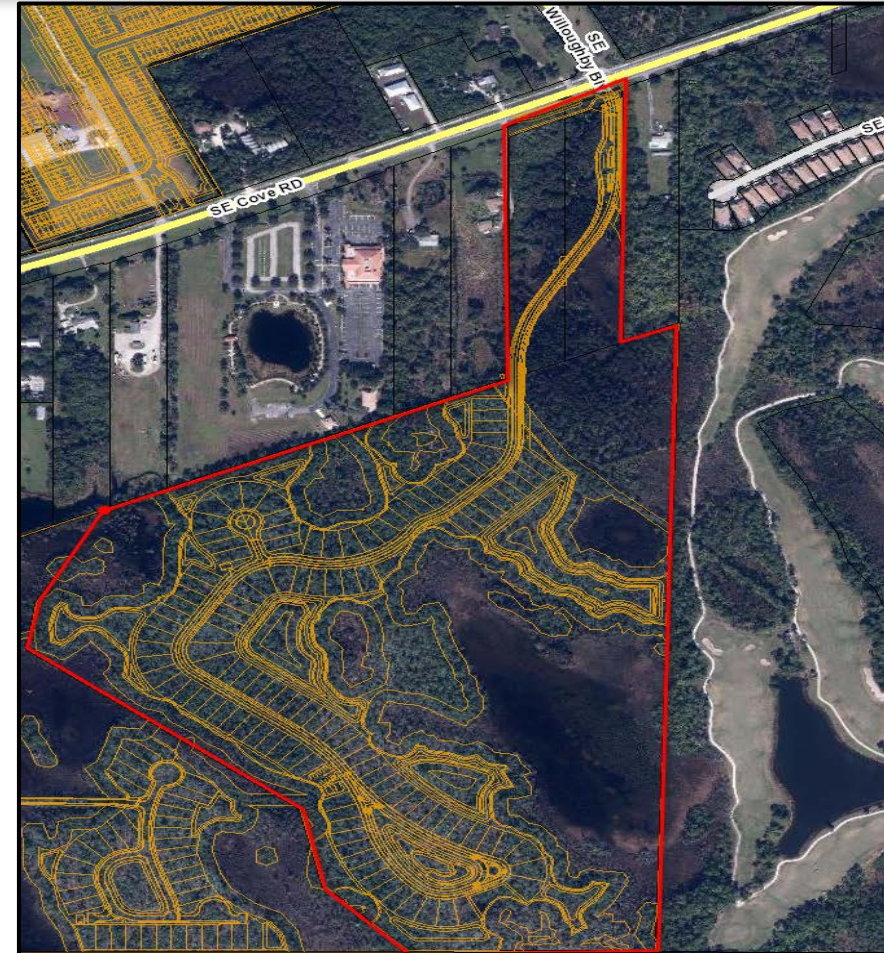


Hobe Sound Courtyards

MARTIN COUNTY PROPERTY APPRAISER

- 114 Single Family Detached
- Floorplans ranging 1,641-2,645
- 3-5 Bedroom, 2-3 Bathrooms
- Estimated Opening: Fall 2022

D·R·HORTON
America's Builder

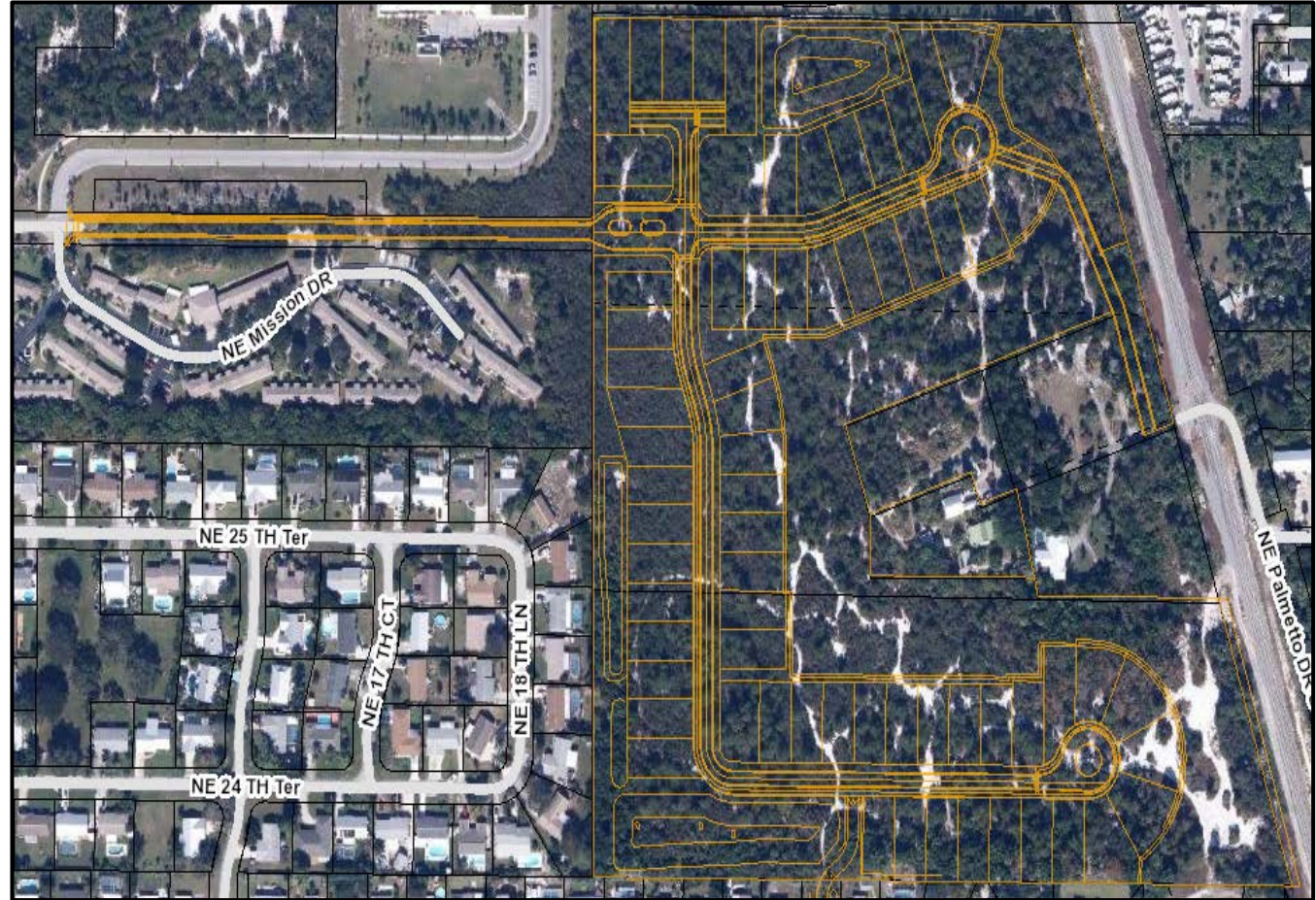


The Preserves at Park Trace

MARTIN COUNTY PROPERTY APPRAISER

- 68 Single Family Detached
- Floorplans ranging 1,672-2,645
- 3-5 Bedroom, 2-3.5 Bathrooms
- Estimated Opening: Summer 2022

D·R·HORTON
America's Builder



Sabal Pointe

MARTIN COUNTY PROPERTY APPRAISER

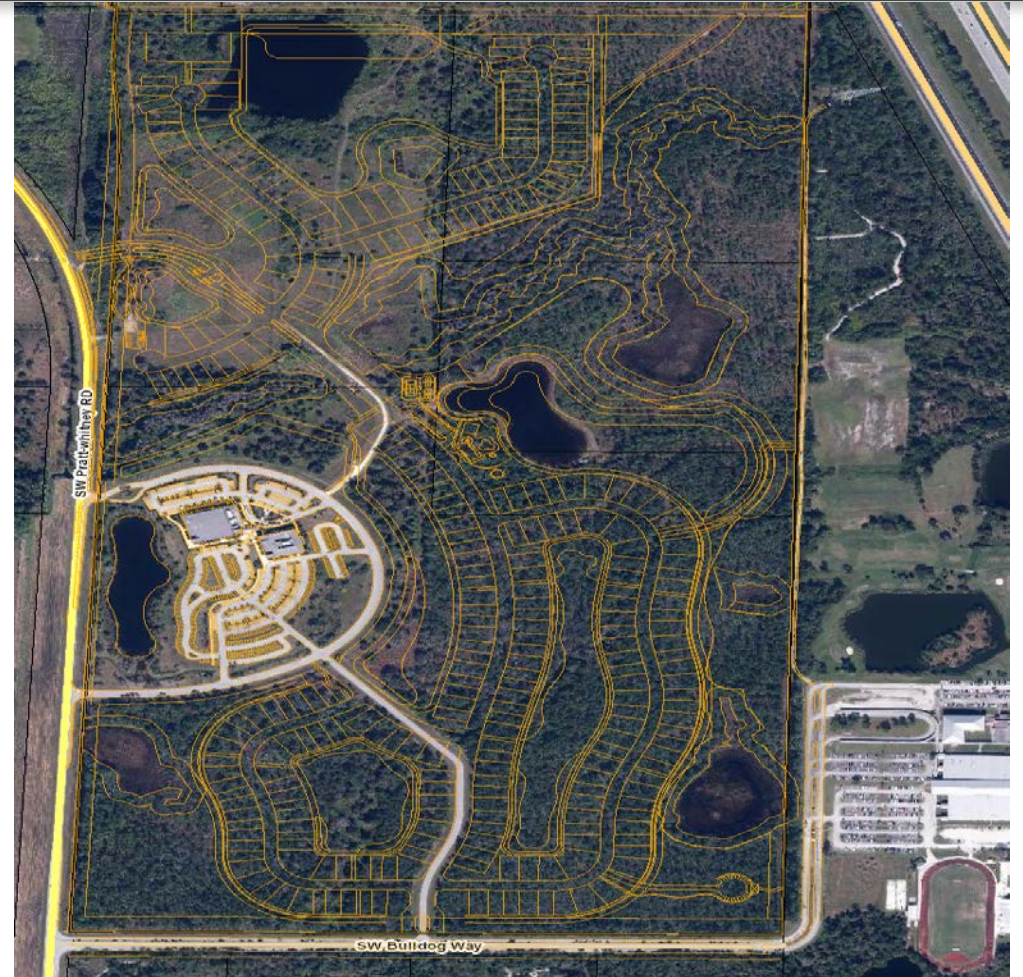
Coming Soon

Highpointe



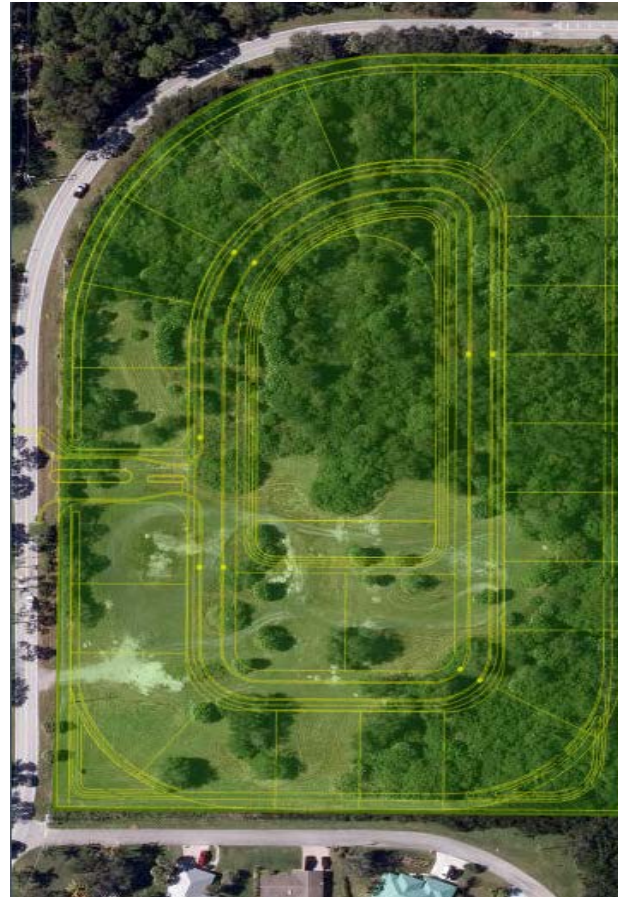
Off Pratt Whitney Rd, 2 Miles North of SW Bridge R, Stuart, FL 34997

•313 Single Family



Highpointe

MARTIN COUNTY PROPERTY APPRAISER



•24 Single Family Detached

Poinciana Place 24 sfd

- **TIPS FOR SEARCHING REAL PROPERTY AND SALES FROM WEBSITE**
- **TOOLS & RESOURCES ON WEBSITE**
- **PROPERTY TAX ESTIMATOR EXAMPLES**
- **MAP SEARCHES AND FEATURES**

