



Martin County Property Appraiser
Jenny Fields, CFA



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: 3,815

Limited Income Senior: 2,646

Disabled Ex-Service Member: 1,263

Total & Permanent Disability: 609

HOMESTEAD EXEMPTION

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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

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Save our
Homes

Eligible for other
Exemptions

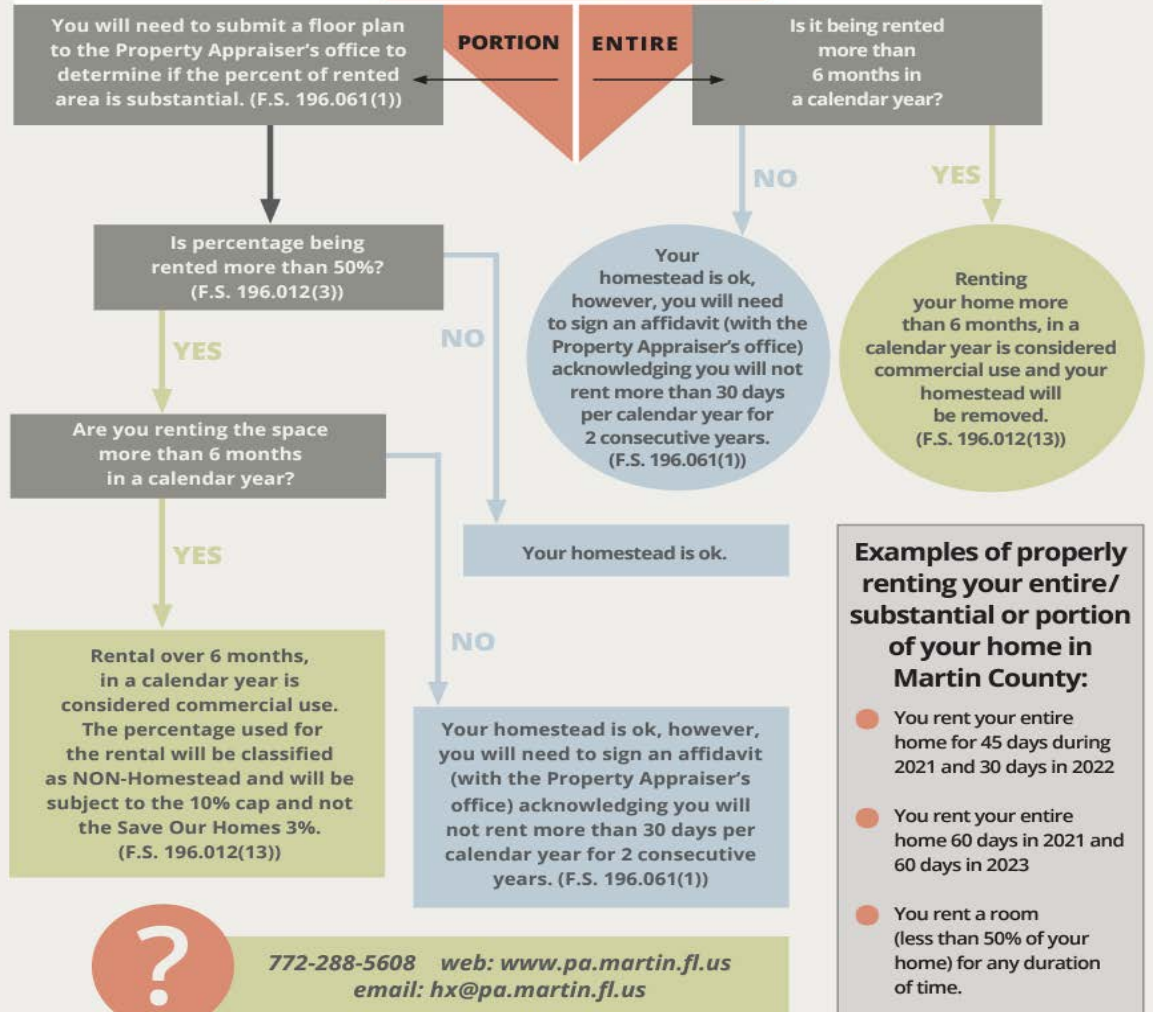
Portability

PORTING THE *SAVE OUR HOMES (SOH) BENEFIT*

CAN I RENT MY HOMESTEAD PROPERTY?

CAN I RENT MY HOMESTEAD PROPERTY?

Are you renting the entire home or a portion?



- Examples of properly renting your entire/substantial or portion of your home in Martin County:**
- You rent your entire home for 45 days during 2021 and 30 days in 2022
 - You rent your entire home 60 days in 2021 and 60 days in 2023
 - You rent a room (less than 50% of your home) for any duration of time.

? 772-288-5608 web: www.pa.martin.fl.us
email: hx@pa.martin.fl.us

This is the Martin County Property Appraiser office policy and does not necessarily mean all Florida Property Appraisers interpret the statutes in the same way.

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

AMENDMENT TO 196.202, FLA. STAT.

To Increase Exemption from \$500 to \$5,000

Statutory Authority	Type of Exemption	Number of Exemptions	Value of Exemption at \$500	Value of Exemption at \$5,000	Total Increase of Exemption Impact to Martin County
196.202	Widow & Widower	3,815	1,907,500	19,075,000	17,167,500
196.202	Total & Permanent Disability Exemption	609	304,500	3,025,000	2,720,500
196.202	Blind Exemption	48	24,000	240,000	216,000
Total		4,472	2,236,000	22,340,000	20,104,000

FUN FACTS

75,615
Improved
Parcels

20,358
Vacant
Parcels

543.46

Land Area
Square Miles

95,900+
Real Property
Parcels

49,900+
Single Family Homes

3,500+
Commercial &
Industrial
Parcels

14,700+
Residential
Condominium Units

12,300+
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

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



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3.	24,852	4545 NE OCEAN BLVD, JENSEN BEACH



4545 NE OCEAN BLVD



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TOP SINGLE FAMILY SALES

1. \$55,095,000

382 SOUTH BEACH RD, JUPITER ISLAND

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1. \$55,095,000

382 SOUTH BEACH RD, JUPITER ISLAND

2. \$38,000,000

440 SOUTH BEACH RD, JUPITER ISLAND



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TOP SINGLE FAMILY SALES

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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



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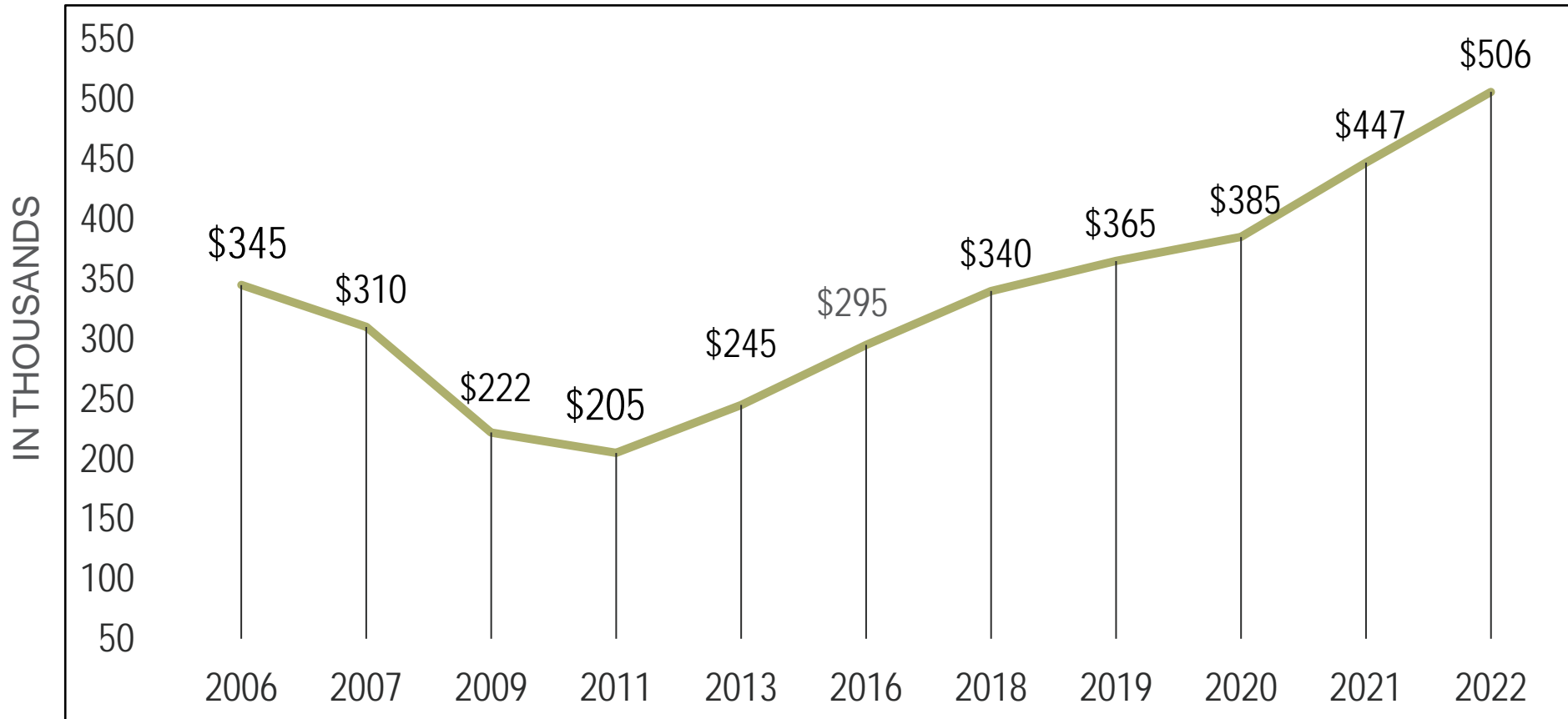
3. \$34,650,000

609 SOUTH BEACH RD, JUPITER ISLAND



MEDIAN SALE PRICE MARTIN COUNTY

SINGLE FAMILY HOMES



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

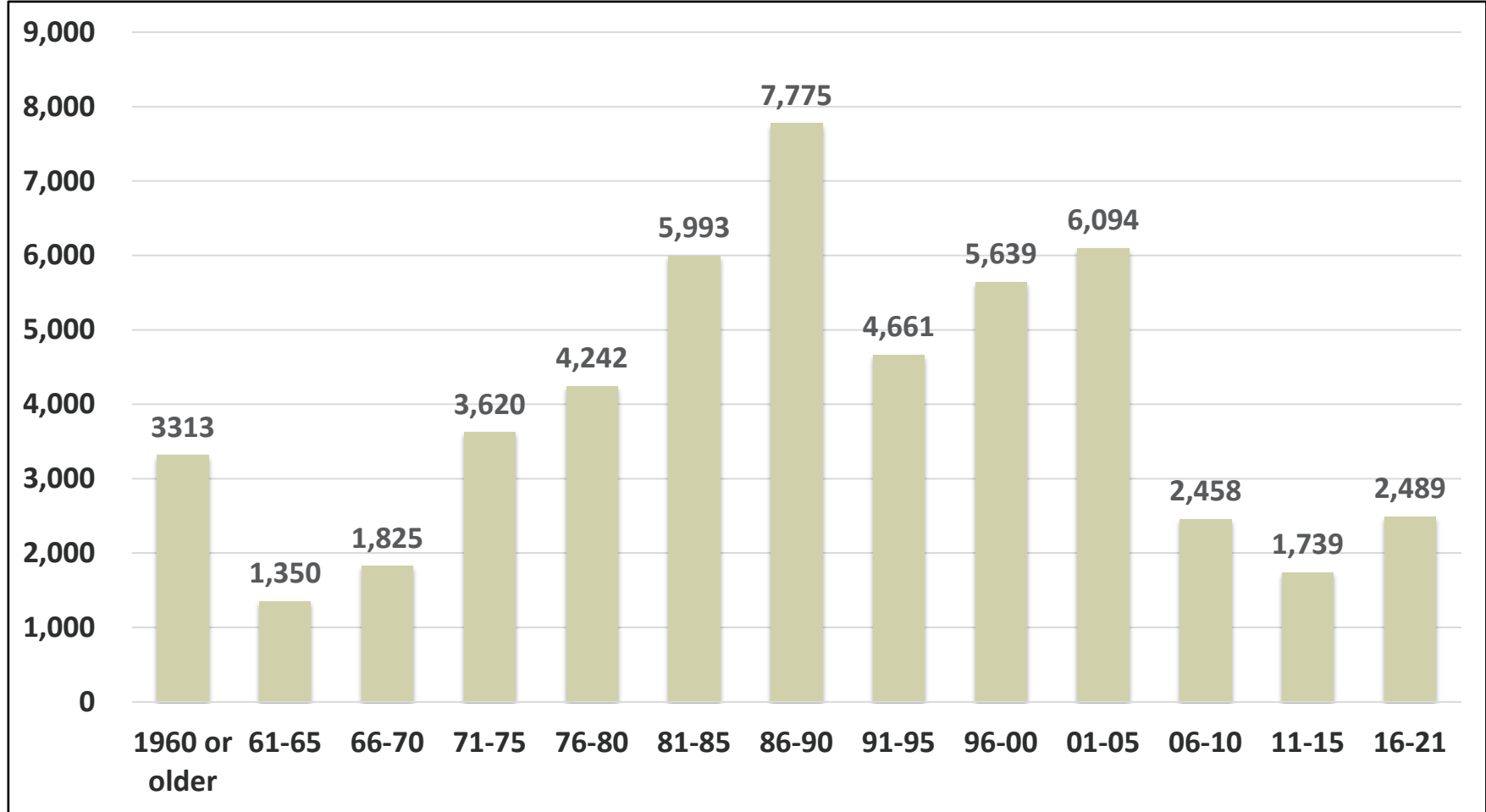
2021....\$447,000

2022....\$506,500 (Thru 6/30)

HISTORY OF SINGLE-FAMILY NEW CONSTRUCTION

5-YEAR RANGES

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.....	2,489



HISTORY OF SINGLE-FAMILY MEDIAN SIZE

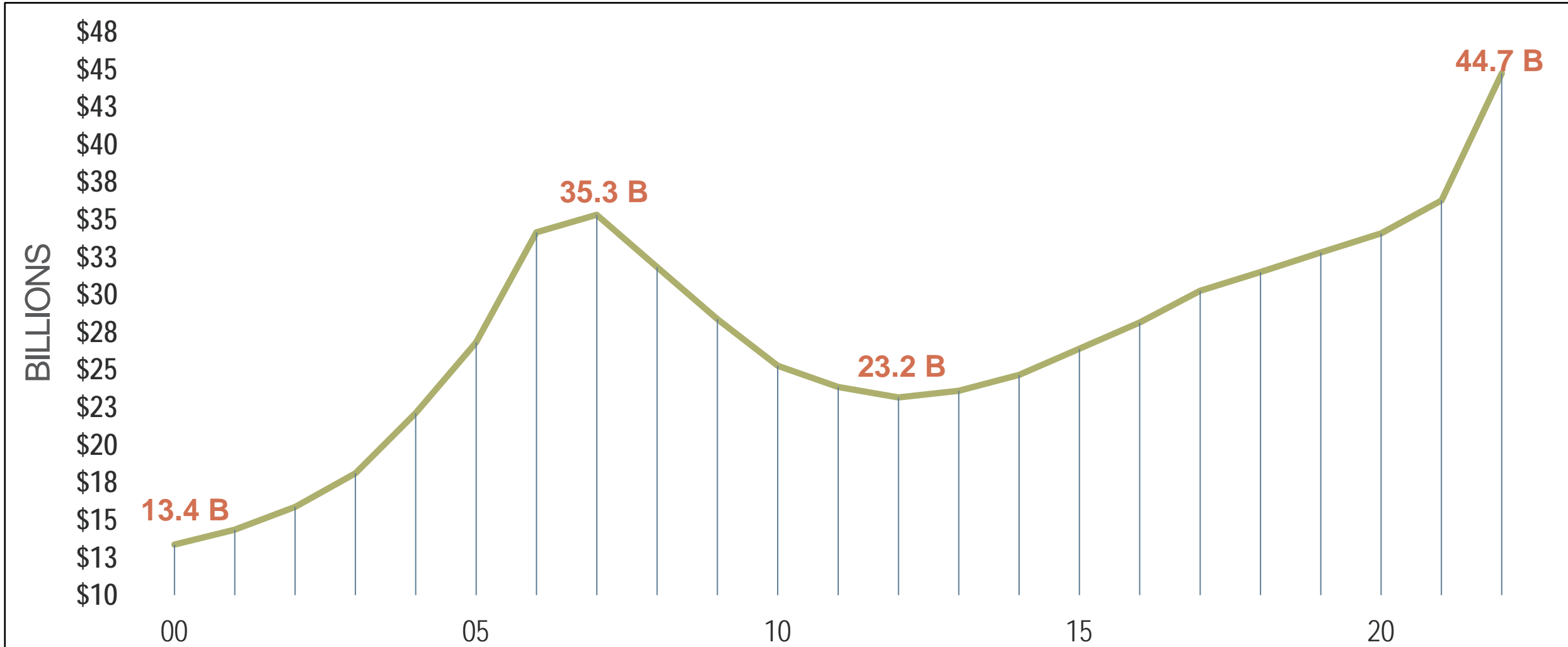
5-YEAR RANGES



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.....	2,248

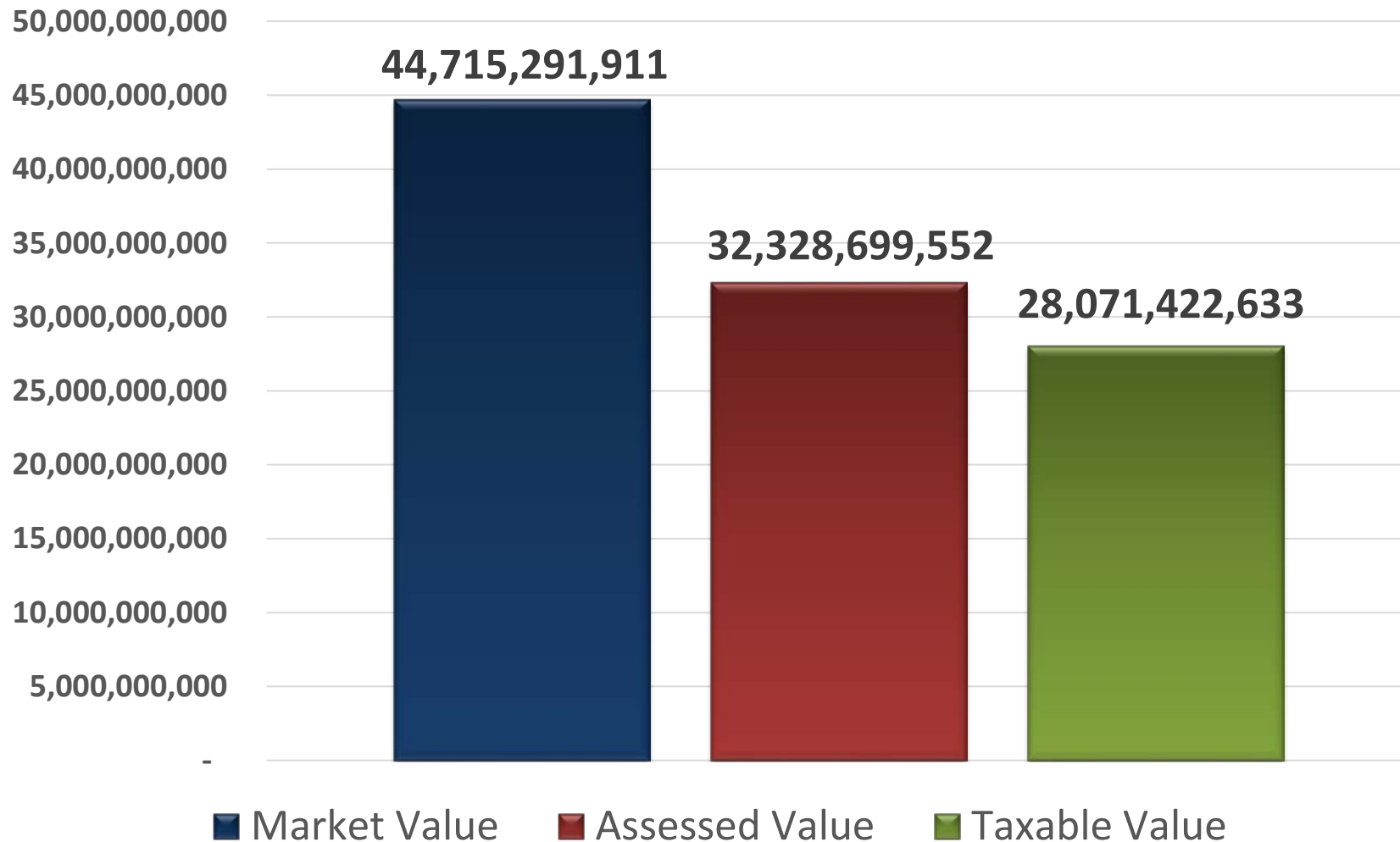
HISTORY OF MARKET VALUES

YEAR TO YEAR COMPARISON



FUN FACTS – COUNTY WIDE

Total County Values



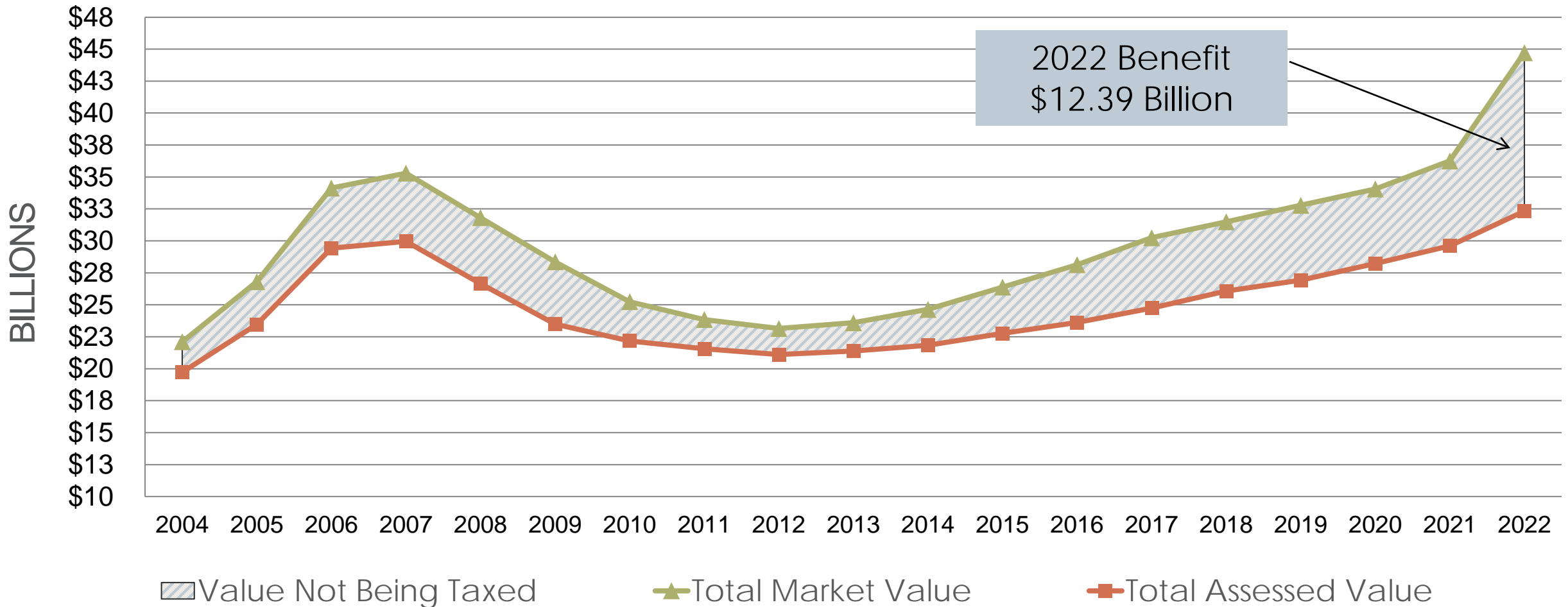
\$44.7 Billion
Total Market Value

\$32.3 Billion
Total Assessed Value

\$28.1 Billion
Total Taxable Value

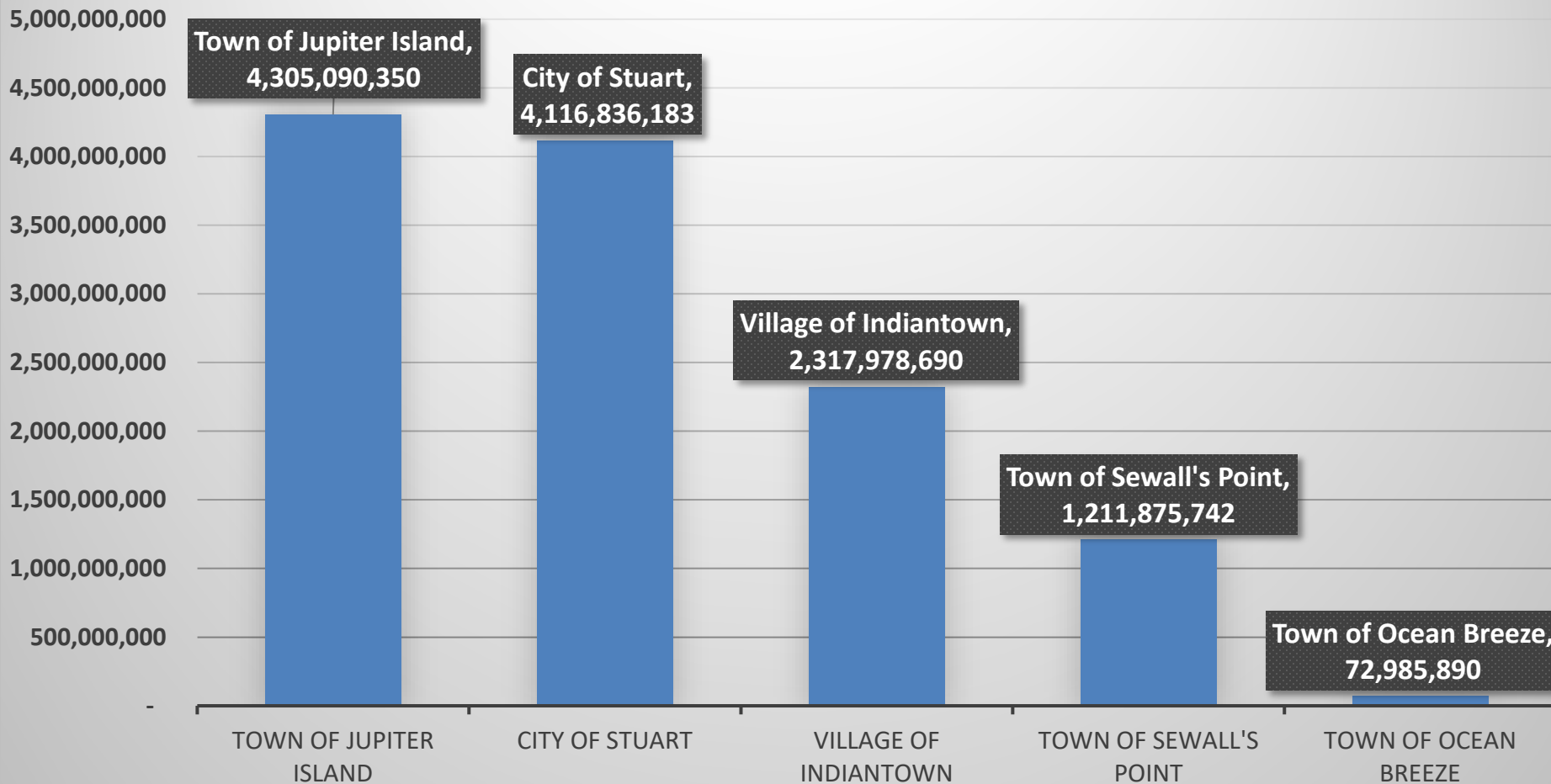
MARKET VALUE VS. ASSESSED VALUE

Value Not Being Taxed due to various assessment limitations
(i.e. SOH Benefit, Non-Homestead Cap, Ag Classification)



MUNICIPAL TOTAL MARKET VALUE

Total Market Value



Jupiter Island
Increased 38.88% from
2021

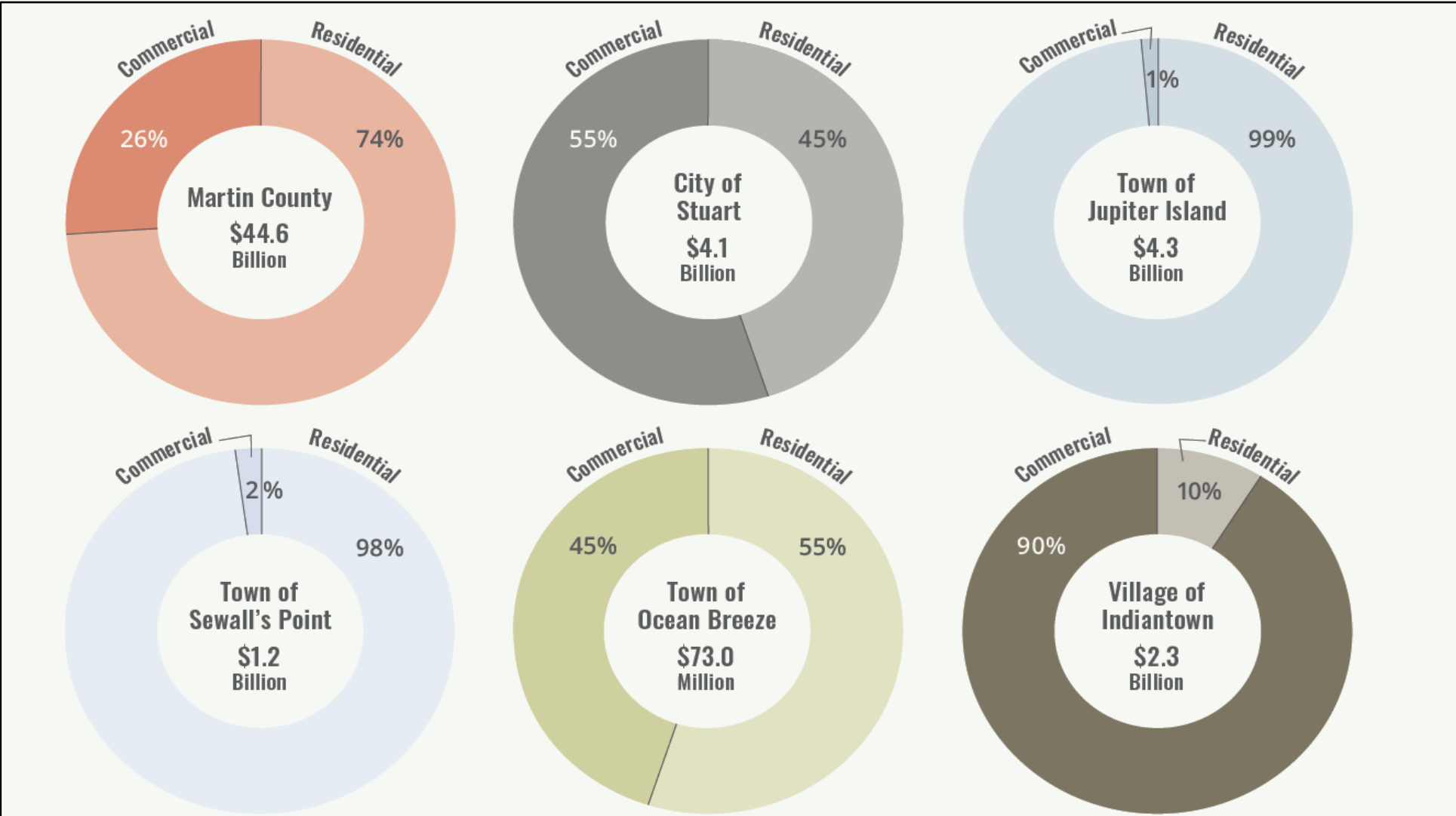
Stuart
Increased 17.81% from
2021

Indiantown
Increased .96% from 2021

Sewall's Point
Increased 35.30% from
2021

Ocean Breeze
Increased 47.74% from
2021

MARKET VALUE BY PROPERTY TYPE



Residential includes condominiums
Commercial includes industrial and tangible personal property

Values as of July 1, 2022

QUESTIONS



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The logo for the Economic Council of Martin County. It features a stylized square icon with a circle and wavy lines on the left, followed by the text "ECONOMIC COUNCIL" in large, white, serif capital letters. Below this, "OF MARTIN COUNTY" is written in smaller, white, sans-serif capital letters.

ECONOMIC
COUNCIL
OF MARTIN COUNTY

