

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

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INTERACTIVE CALENDAR

« April 2023 »

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

						1 iCareCommunity Magazine
2	3 Deadline to File Tangible Personal Property (TPP) Tax Return Renting Your Homestead Property	4 April E-Newsletter	5	6	7 Office Closed - Good Friday	8
9 Friends and Neighbors of Martin County	10	11	12 Rotary Club of Stuart	13 Indiantown Civic Center	14	15
16	17	18 Port Sewall Harbor and Tennis Club	19 Berkshire Hathaway	20 Soroptimist	21	22
23	24	25	26 William Raveis Florida	27 Martin County Realtors of the Treasure Coast Open Forum	28	29
30						

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

INTERACTIVE CALENDAR

Berkshire Hathaway



**BERKSHIRE
HATHAWAY**
HomeServices
Florida Realty

Property Appraiser Jenny Fields, Chief Deputy Karl Andersson and Director of Tax Roll and Appraisal Services Tyler Steinhauer will present to the realtors of Berkshire Hathaway Home Services Florida Realty.

For more information about Berkshire Hathaway, please visit their website
at <https://www.bhhsfloridarealty.com/>

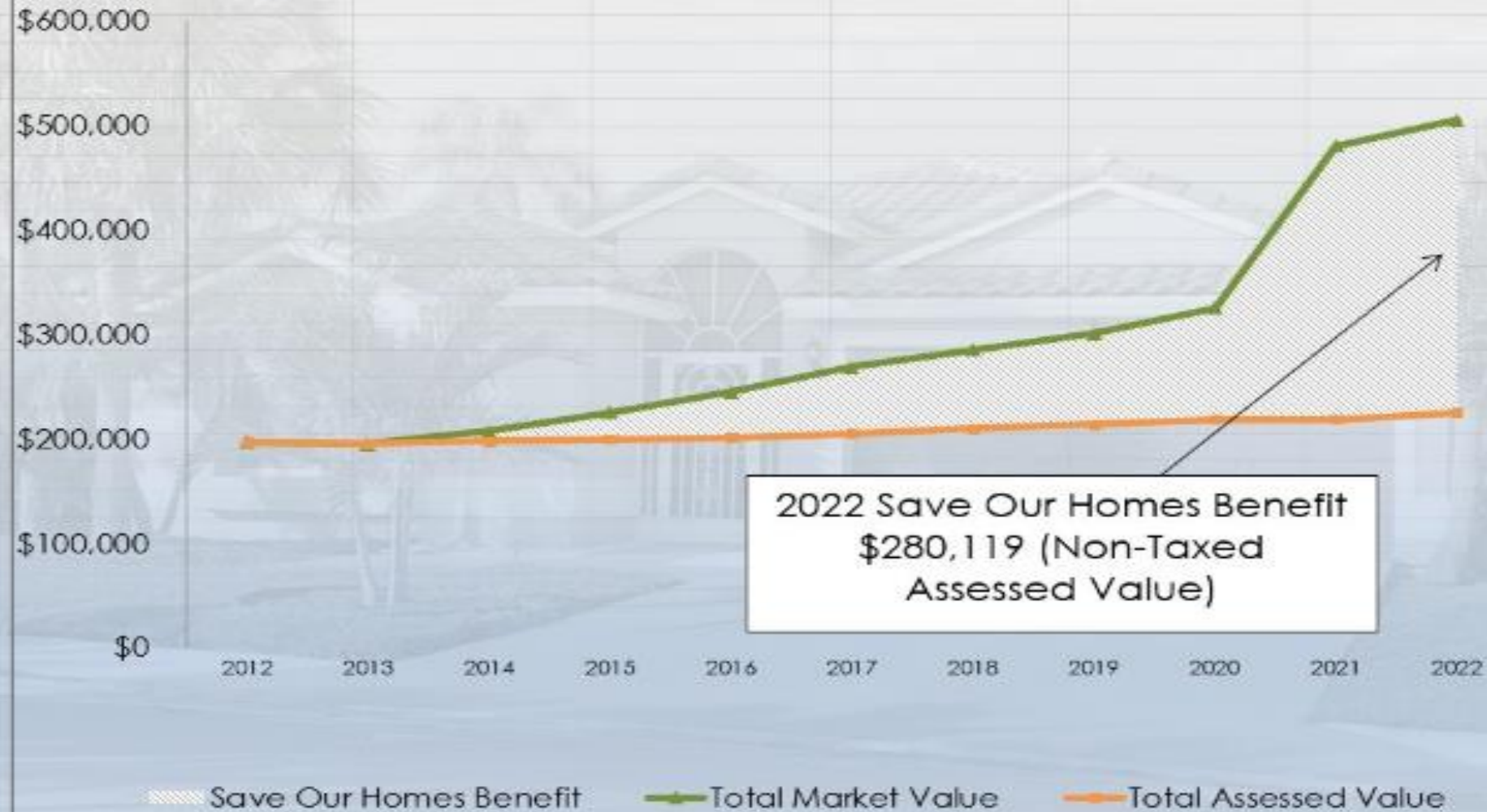
Event Information

Event Date	April 19, 2023 9:00 am
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SAVE OUR HOMES

Market Value to Assessed Value Spread



PORTING THE SAVE OUR HOMES (SOH) BENEFIT

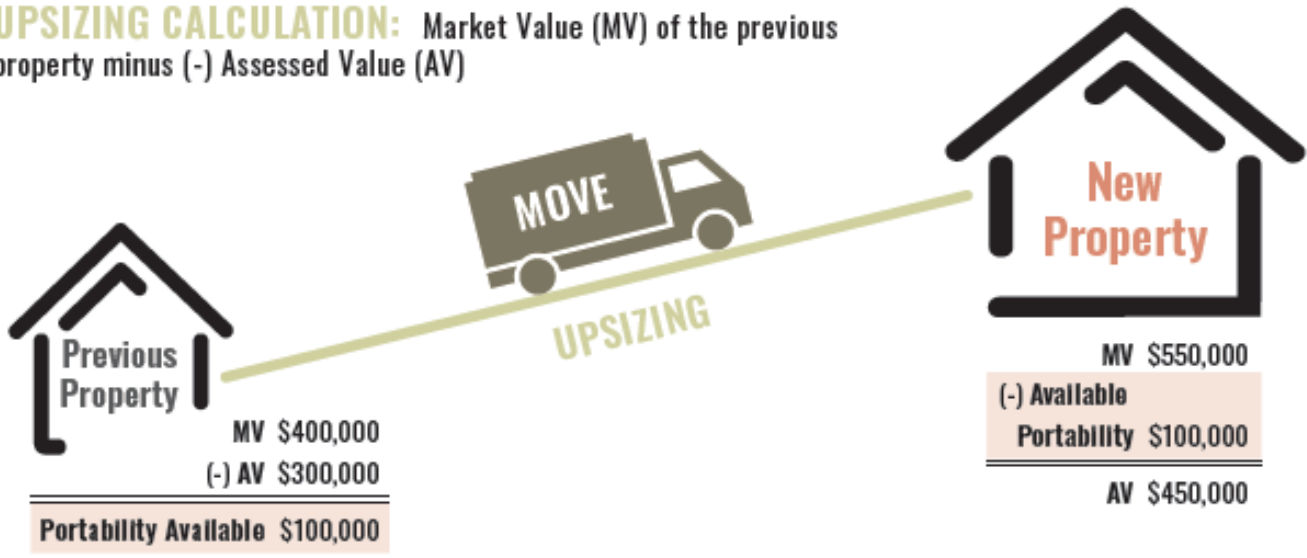
**“Porting”
the SOH
Benefit**

While your homestead exemption is not transferable, you can “move” the accumulated SOH benefit from one homestead to another homestead, anywhere in Florida. You have from January 1st of the year you move, until January 1st three years later, to re-apply homestead and retain the SOH benefit. This is known as “portability.”

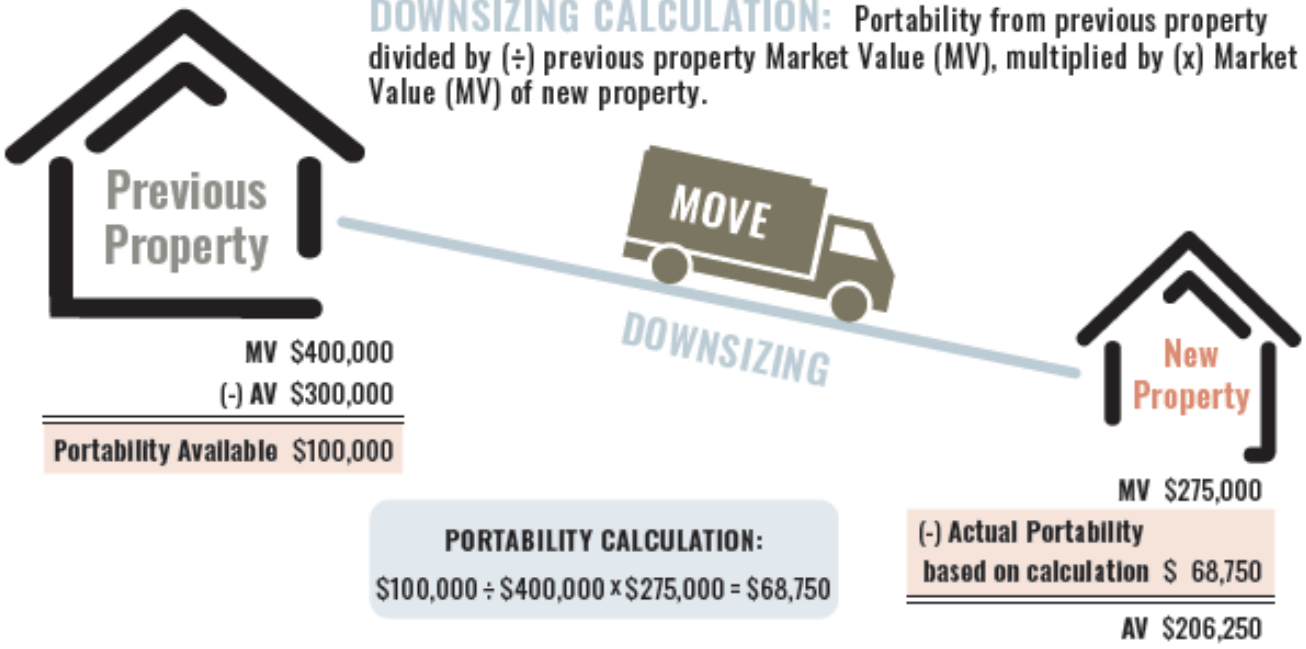
The examples provided show standard calculations for upsizing and downsizing.

Please contact our office for your actual portability estimate.

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.





**DESIGNATION OF OWNERSHIP SHARES
OF ABANDONED HOMESTEAD**

DR-501TS
R. 12/20
Rule 12D-16.002, F.A.C.
Eff. 12/20

Section 193.155(8), Florida Statutes

**This form must be
submitted to the
Property Appraiser
before you apply
for homestead on a
new property**

File this form if you and your spouse (or former spouse) are current or former joint owners of qualifying property and want to designate shares of the homestead assessment difference. The designated shares can transfer to each of your new homesteads when you each apply for the homestead exemption on your properties.

Before either of you submits a Form DR-501T, Transfer of Homestead Assessment Difference, for a new homestead, submit this form to the property appraiser in the county where the abandoned homestead is located. If you apply for a new homestead exemption and want to transfer your designated share of the homestead assessment difference, attach a copy of this statement to your completed Form DR-501T in the county where the new homestead is located. Percentages must total 100 percent.

Abandoned Homestead				
County	Select County	Address		
Parcel ID				
Date abandoned				
Spouse 1 name as it appears on the joint title		Designated % ownership	Spouse 2 name as it appears on the joint title	
		0%		
			0%	

At the time the homestead was abandoned, we were married and jointly owned this property.

We designate the percentages above to each owner for transferring the homestead assessment difference when that owner establishes a new homestead.

We understand that when we file this designation with the property appraiser, it is irrevocable.

Under penalties of perjury, I declare that I have read the foregoing Designation and that the facts stated in it are true.	Under penalties of perjury, I declare that I have read the foregoing Designation and that the facts stated in it are true.
<hr/>	<hr/>
Spouse 1 signature	Spouse 2 signature



MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

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



Married? Divorced? Widowed?

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 • Email: info@pa.martin.fl.us • (772) 288-5608

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**

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

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



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

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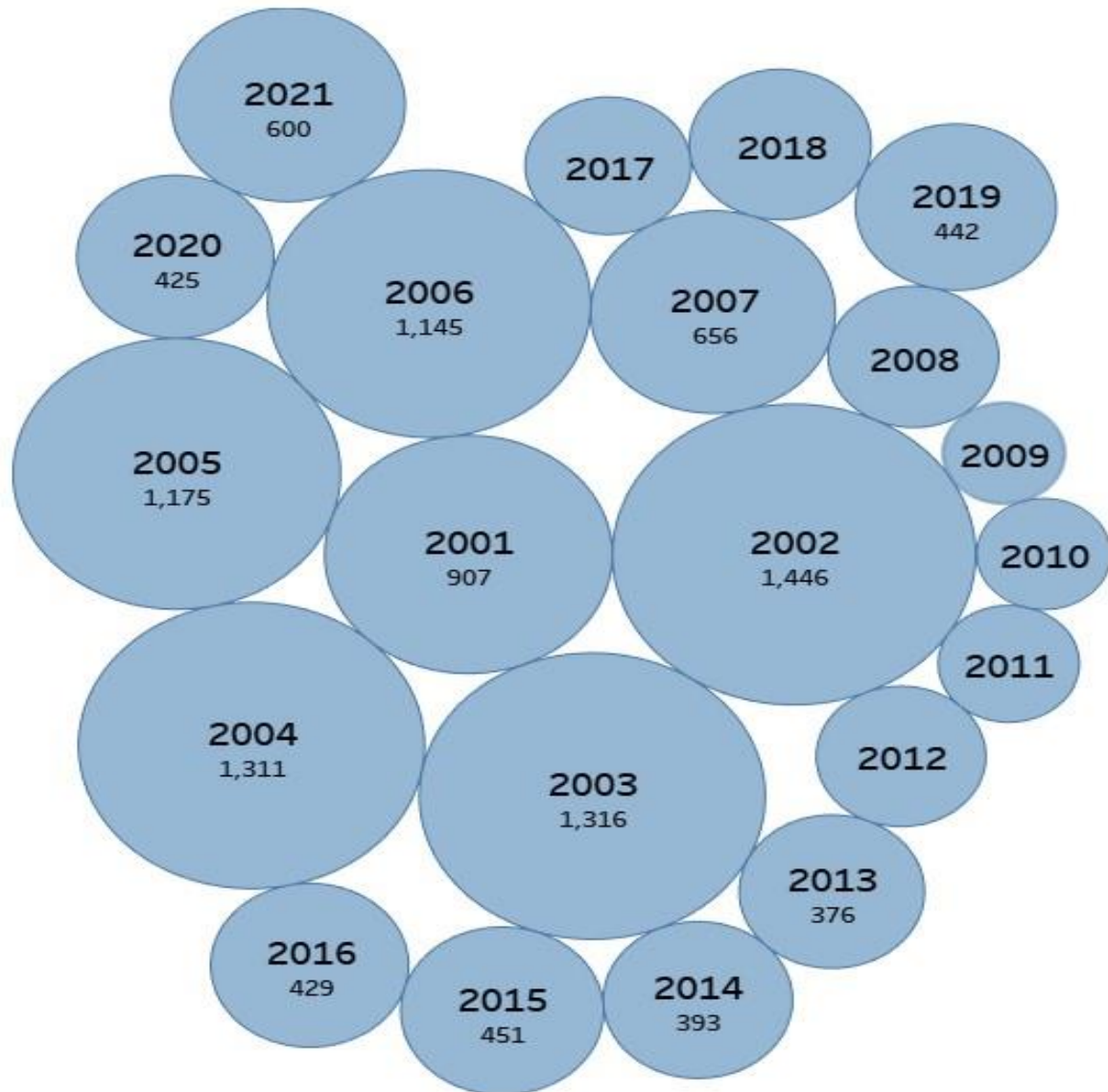
609 SOUTH BEACH RD, JUPITER ISLAND





New Construction & Development

RESIDENTIAL NEW CONSTRUCTION



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

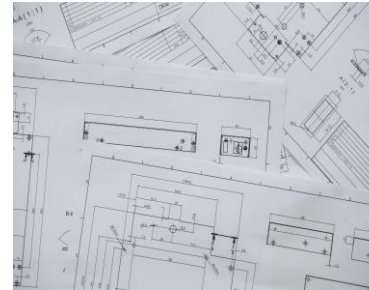


NEW CONSTRUCTION

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



	Issued Year		
	2020	2021	2022
Permits issued	18,515	19,351	17,222



	Tax Roll Year		
	2021	2022	2023
Total New Construction Value	\$297	\$547	\$650*

*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)



-Central Parkway Lofts (172 Units)



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\$534,990+

1,850 - 3,820 sqft
Single Family Home

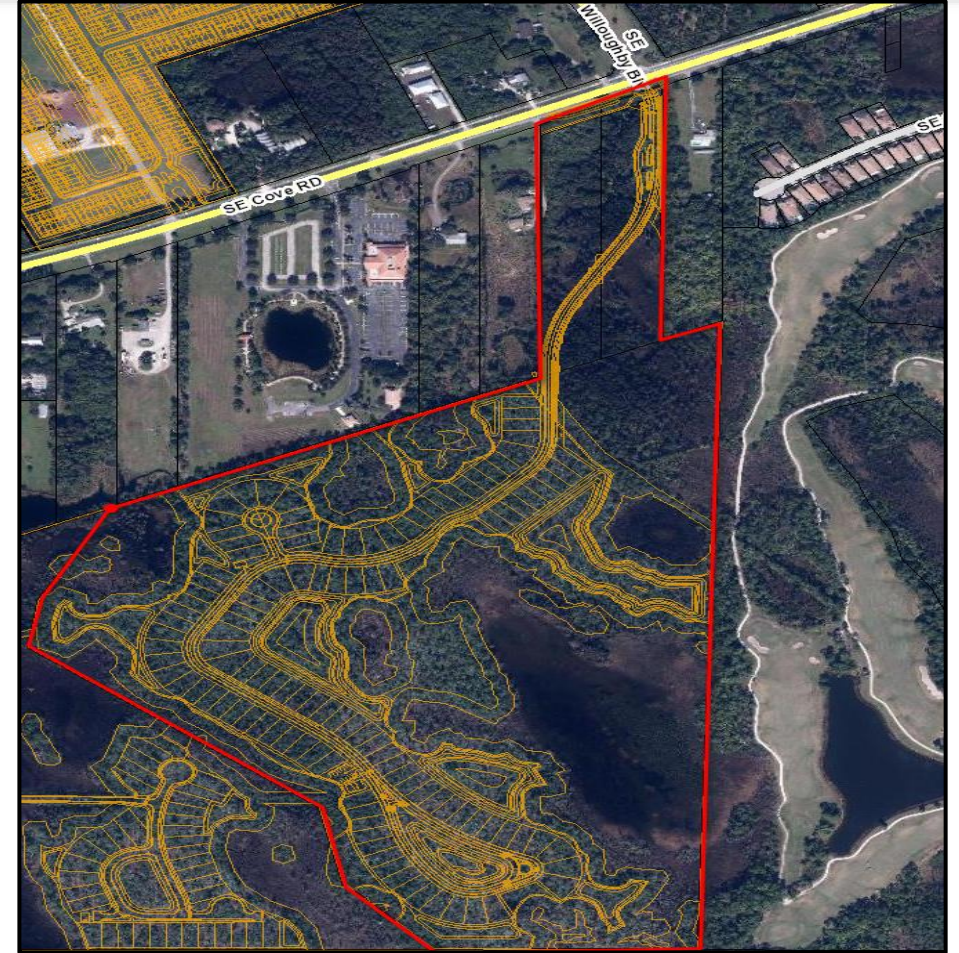


•313 Single Family



Highpointe

MARTIN COUNTY PROPERTY APPRAISER

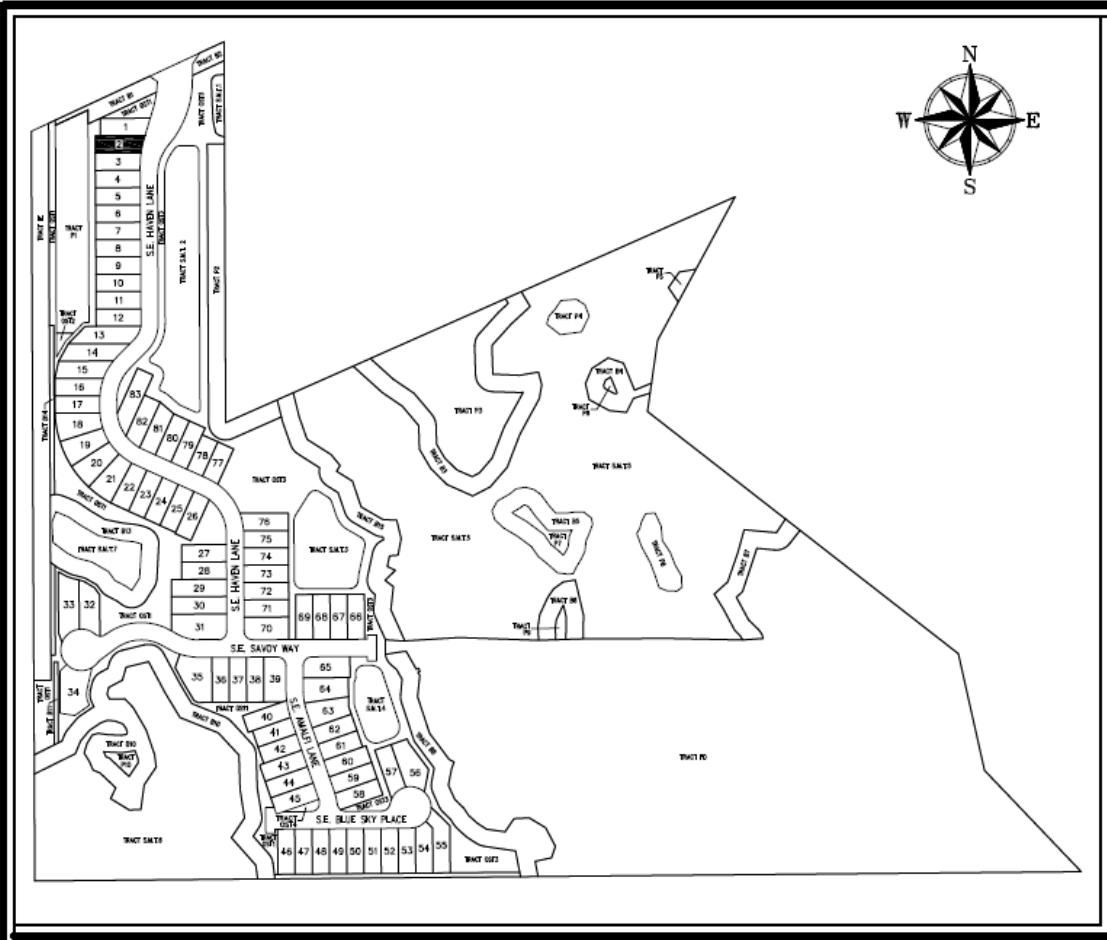


- 114 Single Family Detached
- Floorplans ranging 1,641-2,645
- 3-5 Bedroom, 2-3 Bathrooms
- Estimated Opening: TBD



The Preserves at Park Trace

MARTIN COUNTY PROPERTY APPRAISER



Cove Royale

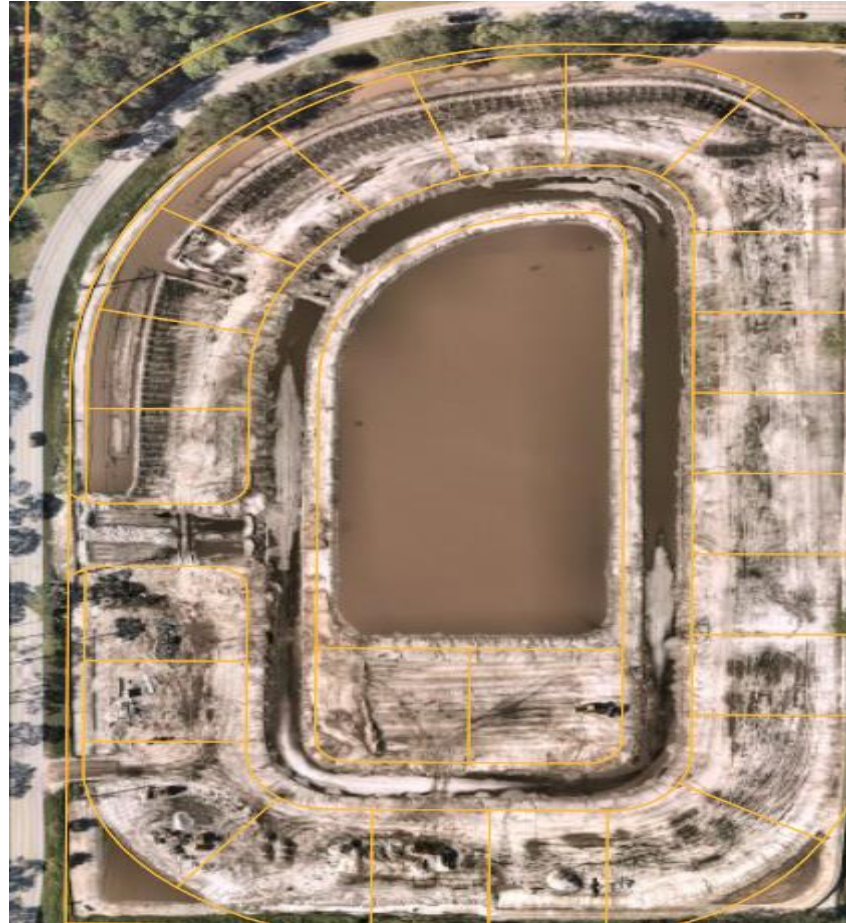
MARTIN COUNTY PROPERTY APPRAISER

- 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

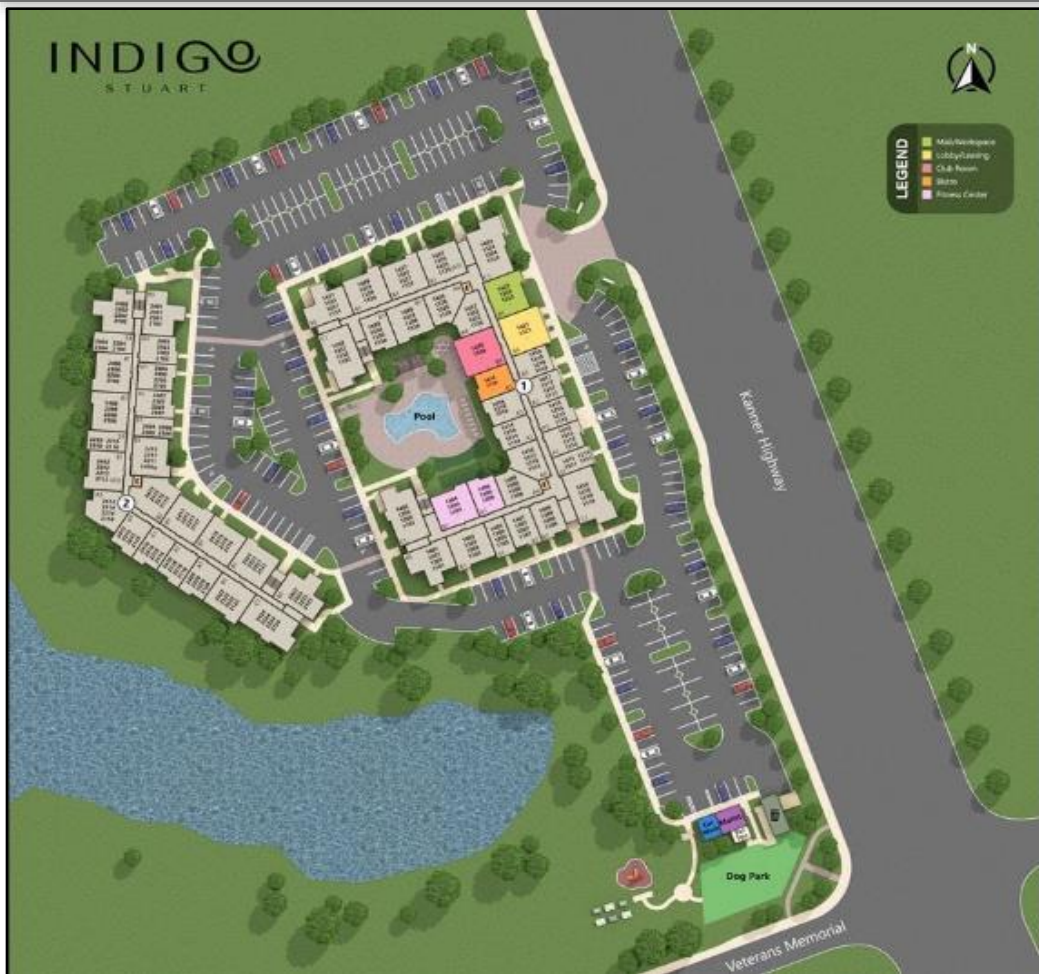
The Oaks

MARTIN COUNTY PROPERTY APPRAISER



Magnolia Ridge

MARTIN COUNTY PROPERTY APPRAISER

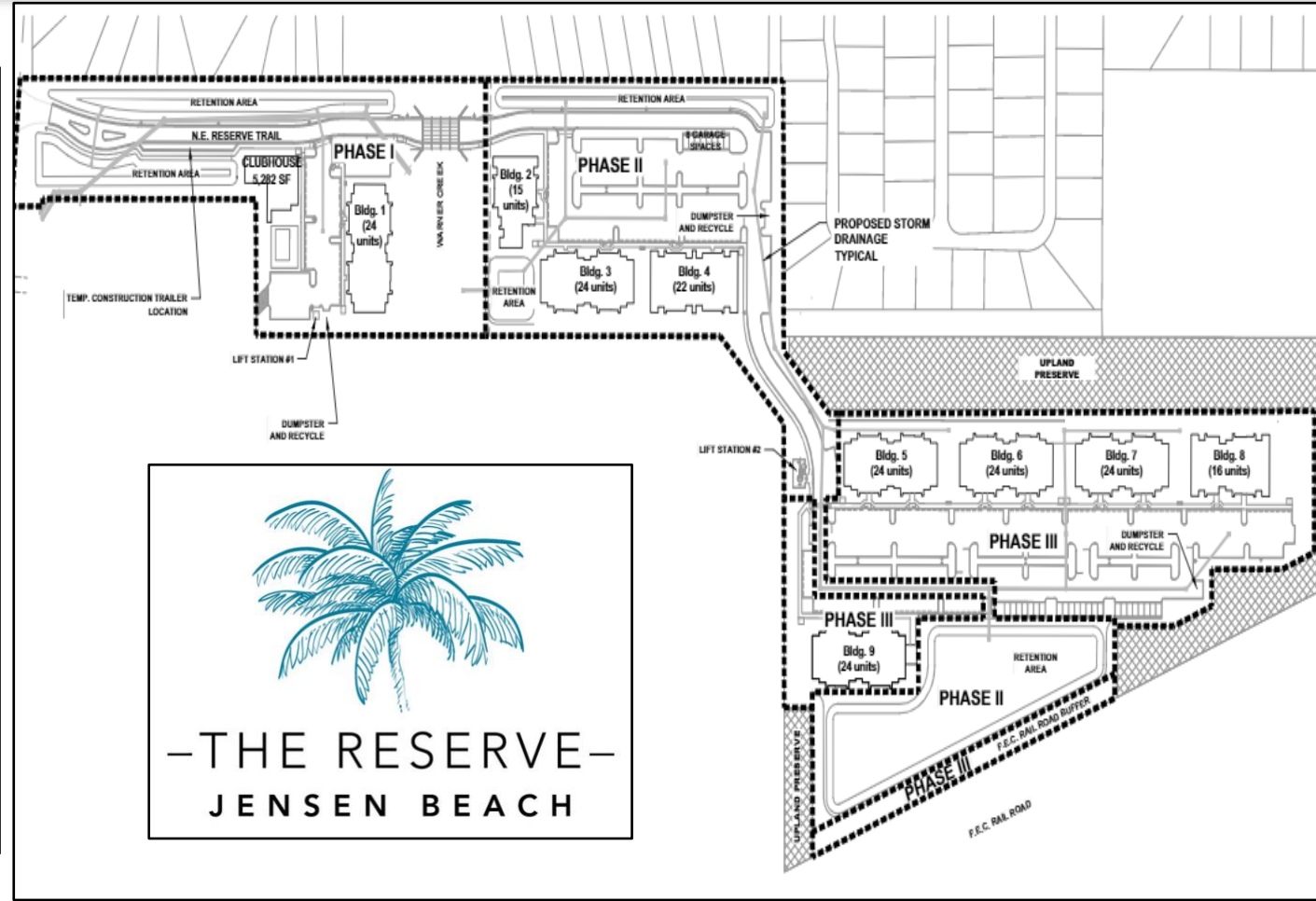


INDIGO
STUART



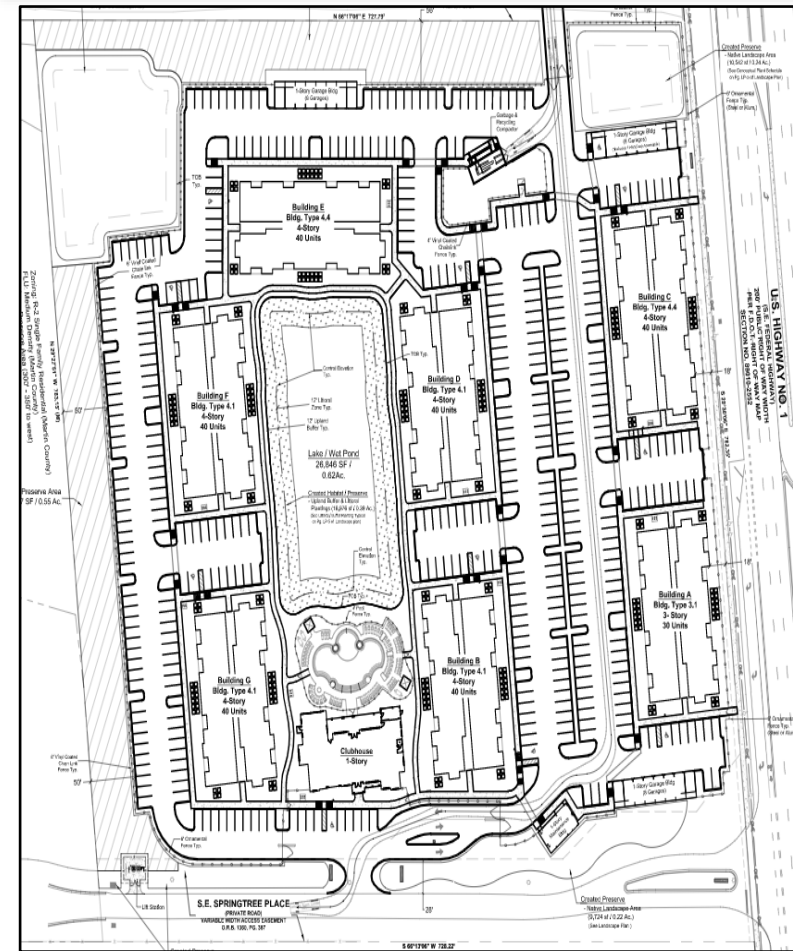
Indigo

MARTIN COUNTY PROPERTY APPRAISER



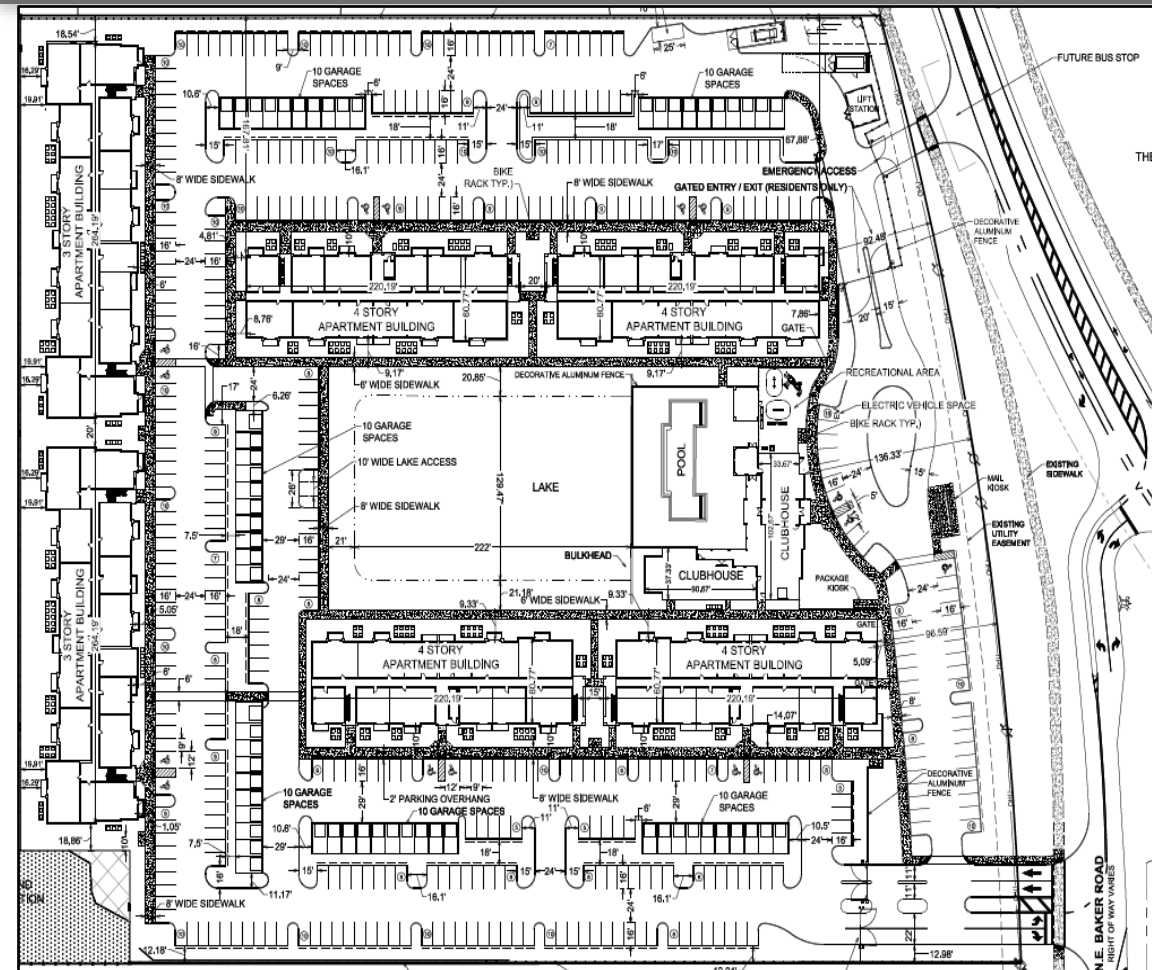
The Reserve At Jensen Beach

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Volaris

MARTIN COUNTY PROPERTY APPRAISER



River North (aka Savannah Place)

MARTIN COUNTY PROPERTY APPRAISER

FARRELL
COMPANIES



Central Parkway Lofts



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

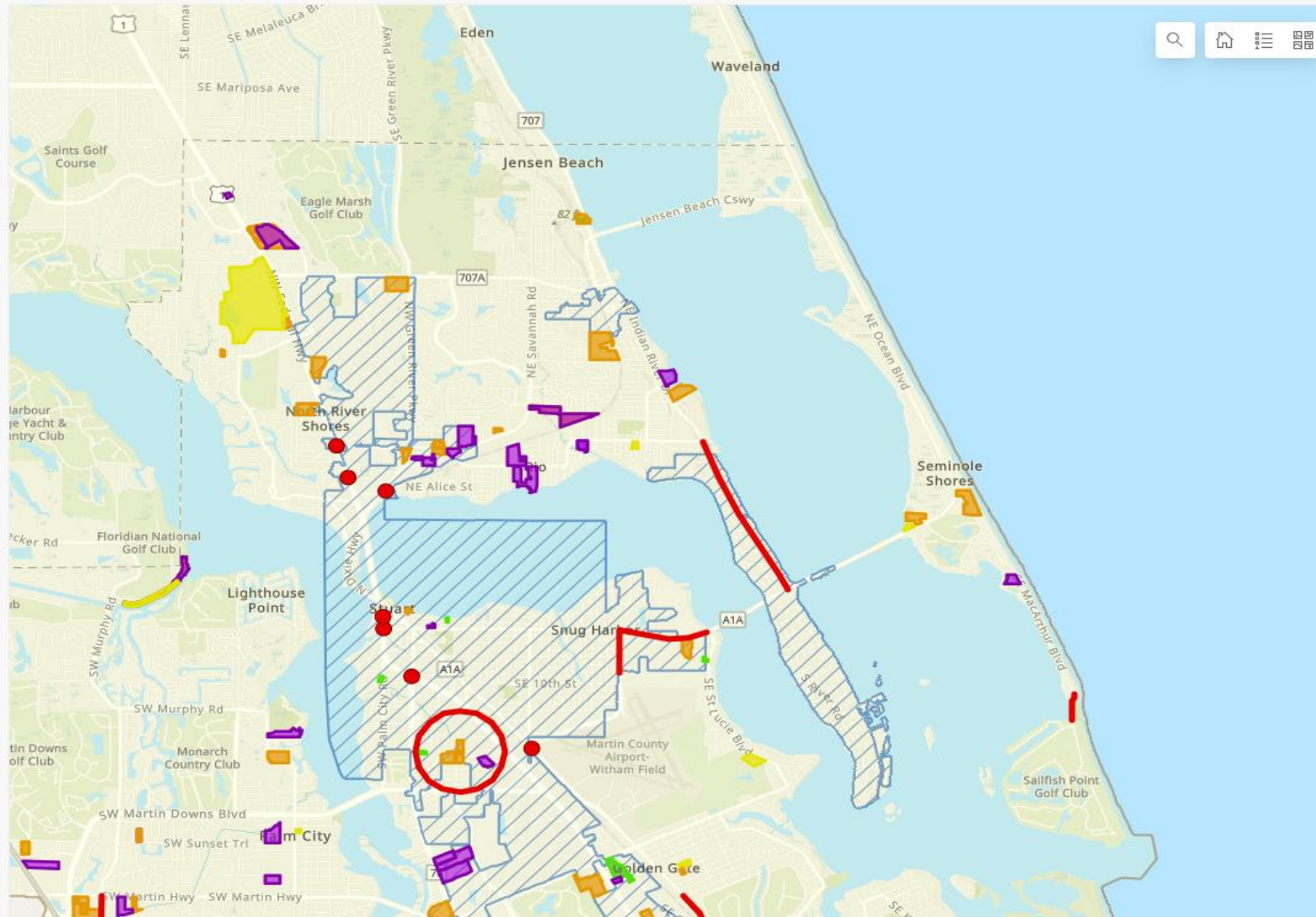
None

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



New Website Menu Property Tax Estimator