



Martin County Property Appraiser  
Jenny Fields, CFA





# 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 SIGNUP >](#)[OUTREACH CALENDAR >](#)[SCHEDULE A SPEAKER >](#)

# INTERACTIVE CALENDAR



June



2023



SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

1

[Estimated Total Taxable Value Reported to the County Local Taxing Authorities](#)

[June E-News](#)

[Press Release](#)

2

[Tangible Personal Property Tax Return - Reminder Mailing](#)

3

[Out2News](#)

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[iCareCommunity Magazine](#)

[Out2News](#)

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[Treasure Coast Real Estate and Local Living](#)

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[TCPalm Real Estate Source](#)

[Friends & Neighbors of Martin County](#)

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[RE/Max of Stuart](#)

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

# INTERACTIVE CALENDAR

## RE/Max of Stuart 📄



Property Appraiser Jenny Fields and Chief Deputy Karl Andersson will present to the realtors of RE/MAX of Stuart. If you'd like to learn more about RE/Max of Stuart, please visit their website at <https://www.remax-stuart-fl.com/>

### Event Information

Event Date	June 20, 2023
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[Back](#)



# New Homebuyer Post It Notes



MARTIN COUNTY  
PROPERTY APPRAISER  
Jenny Fields, CFA

## CONGRATULATIONS!

### YOUR NEXT STEPS

Scan the QR Codes with your mobile device for quick access.



**File for Homestead  
Exemption & Portability**



**Review New Homebuyer  
Timeline Handout**



**Estimate Your Property  
Taxes**



**Sign Up for  
Monthly Information**



*"We VALUE Martin!"*

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





# Homestead Exemption & Benefits

# 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

# REQUIRED DOCUMENTS

All Owners Who Reside in the Home:

Florida Driver's  
License

Florida Vehicle  
Registration

Florida Voter's  
Card

Social Security  
Number



# 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

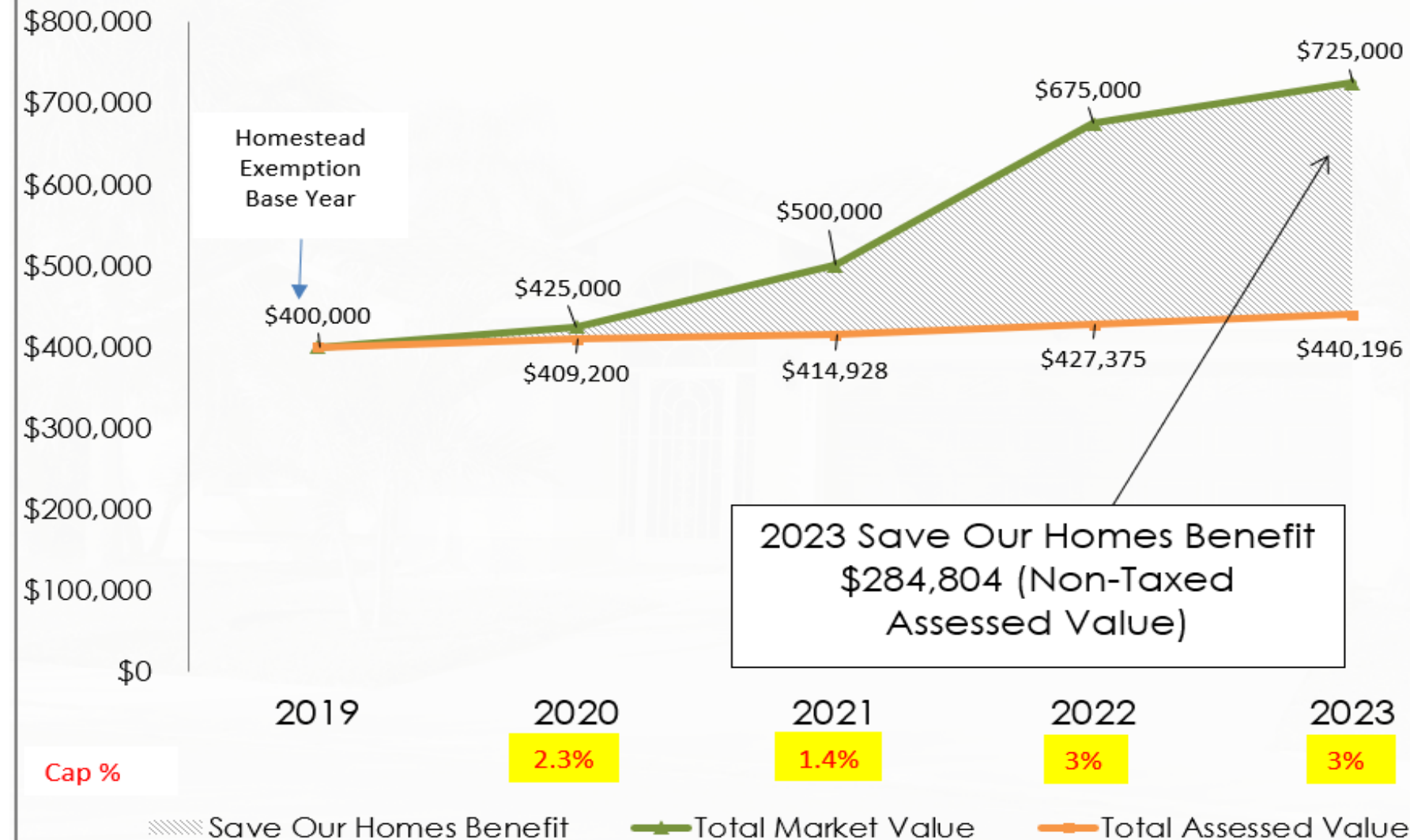
Saves hundreds  
of tax dollars\$\$

Save our  
Homes

Eligible for other  
Exemptions

# SAVE OUR HOMES 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.
- This limitation applies only to property value, not property taxes.
- Does not include new construction such as a new swimming pool



# 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\$\$

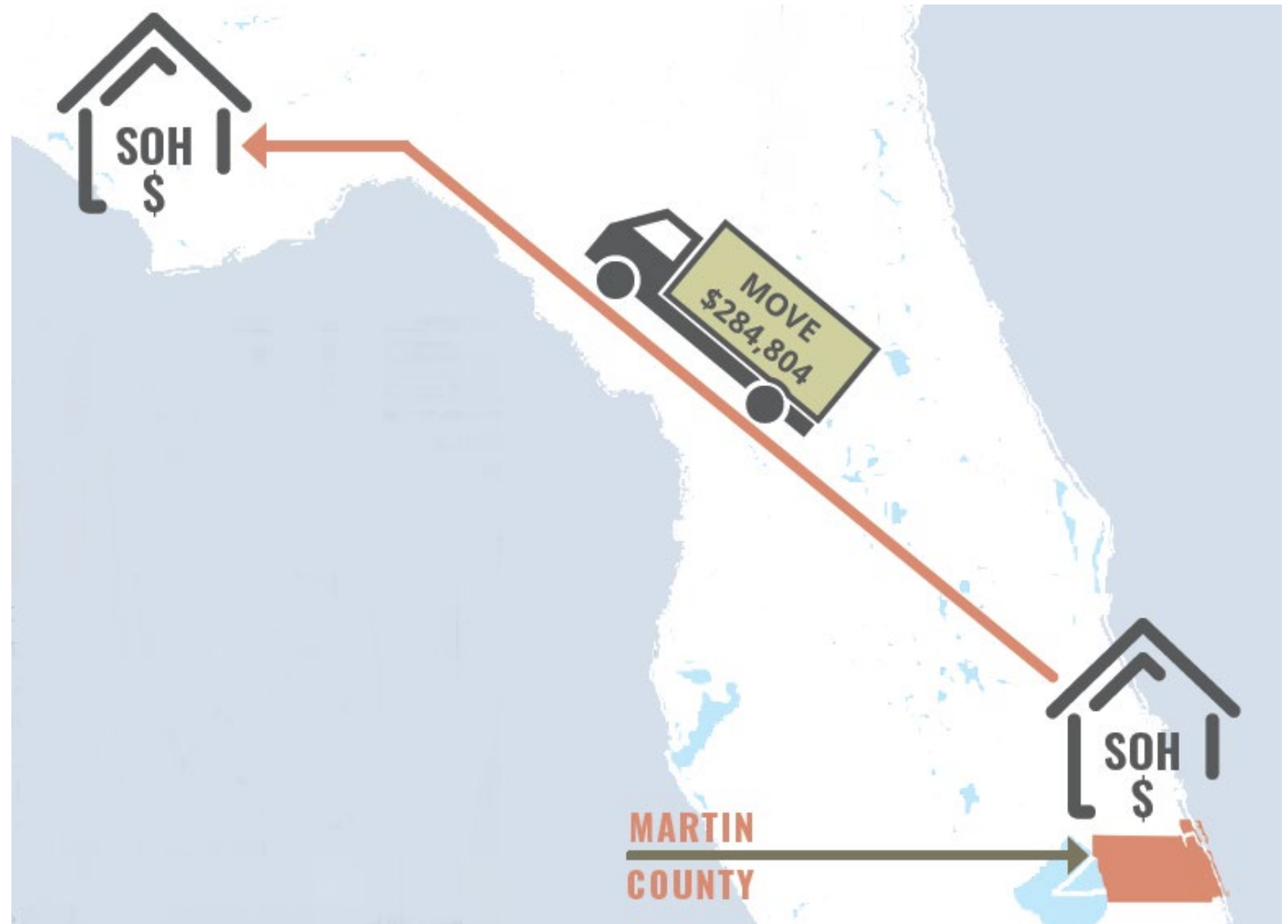
Save our  
Homes

Eligible for other  
Exemptions

Portability

# PORTABILITY OF SAVE OUR HOMES

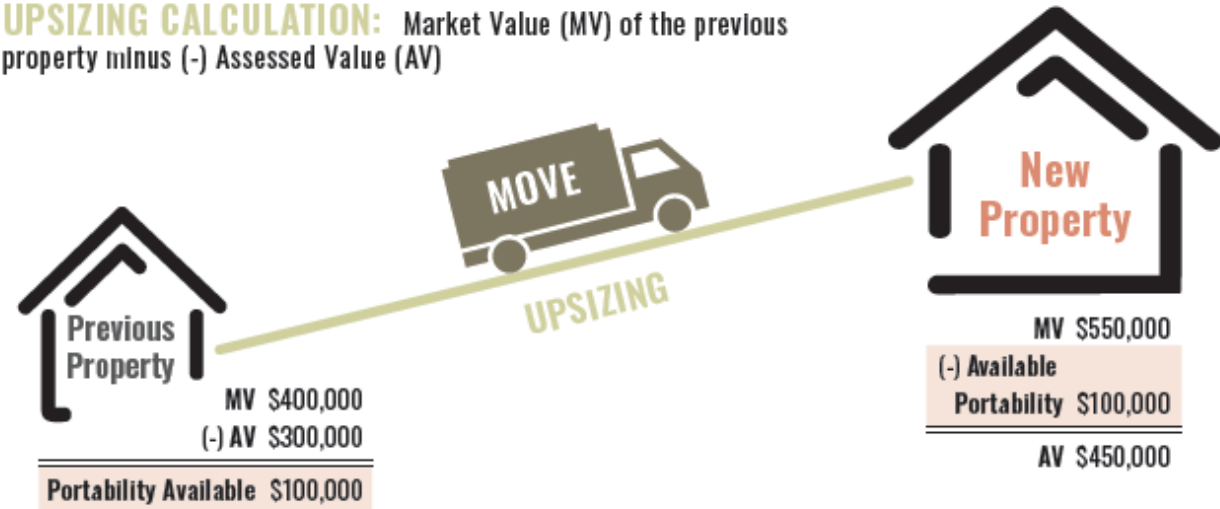
- While your homestead exemption is not transferable, you can “move” the accumulated SOH benefit from one homestead to another homestead, anywhere in Florida.
- You have from January 1st of the year you move, until January 1st three years later, to re-apply for homestead and retain the SOH benefit.



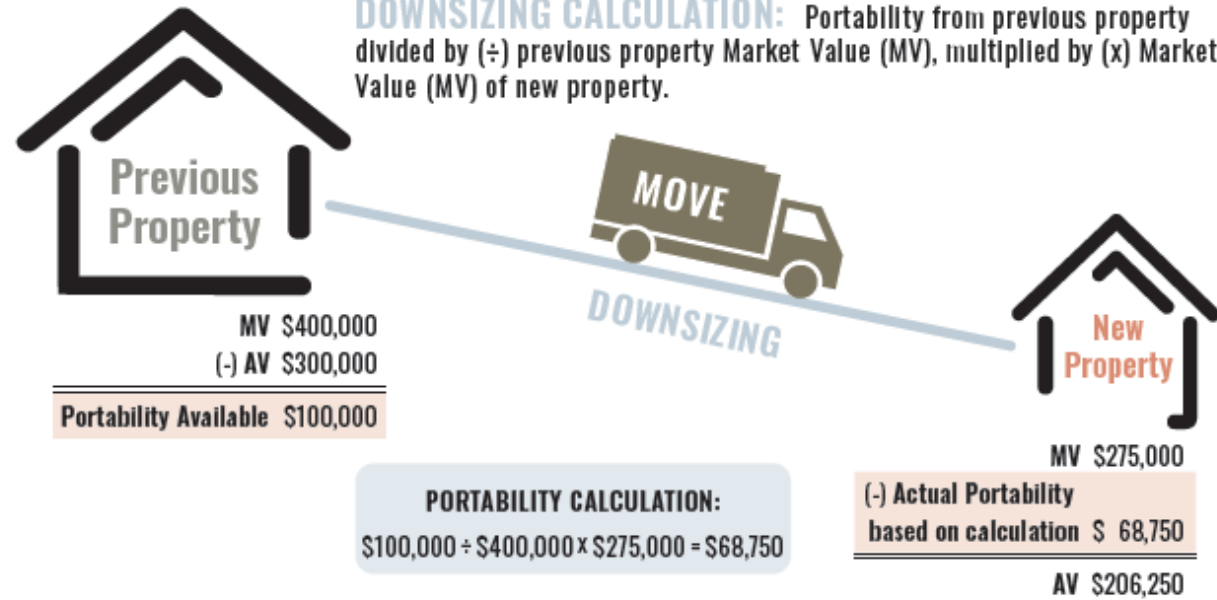
# UPSIZE VS DOWNSIZE

- 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.







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.

# Married, Divorced or Widowed





# DESIGNATION OF OWNERSHIP SHARES OF ABANDONED HOMESTEAD

Section 193.155(8), Florida Statutes

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

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	Designated % ownership
		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.
_____ Spouse 1 signature	_____ Spouse 2 signature





# Agricultural Classification

# AGRICULTURAL CLASSIFICATION

1. Agricultural classification is a tax savings benefit for property owners that use their land for bona fide commercial agricultural uses.
2. "Bona fide use" means good faith, commercial agricultural use of the land with the intent of earning a profit.
3. This benefit results in the land being valued based on the probable income from normal agricultural use. This is often substantially less than market value.
4. The agricultural use must be in place on or before January 1st of the year which the ag classification is requested.
5. Only the land value portion of the property that is being used for agriculture can receive the classification.



# AG CLASSIFICATION TOOLS & RESOURCES

## QUICK LINKS



*File Online for Homestead Exemption*



*2022 TRIM Notice Search*



*Property Tax Estimator*



*Address Change Request*



*NEW: Proposed Developments*



*NEW: Ag Classification Questionnaire*



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PROPERTY APPRAISER  
Jenny Fields, CFA

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



## AGRICULTURAL CLASSIFICATION

Agricultural classification may be applied to different types of properties that are primarily used for bona fide commercial agricultural uses. "Bona fide use" means good faith, commercial agricultural use of the land with the intent of earning a profit. The classification is a benefit to property owners that results in the land being assessed based upon the probable income from normal agricultural use, which is often substantially less than market value. The agriculture use must be in place on or before January 1st of the year for which the classification is requested, and only the land value portion of the property that is being used for agriculture can receive the classification.

Common agricultural uses include bees, nurseries, cattle, goats, sheep, and horse boarding.

### How do I apply for Agricultural Classification?

- The application can be found on our website or you can come into our Office to apply.
- Be sure to sign your application and return it to our Office with supporting documentation by March 1st in the year you apply.
- If the landowner is leasing the land to another party, then a written lease is required.
- A lease alone is not sufficient evidence that a parcel is in commercial agricultural use. A copy of the tenant's IRS Form 1040F or equivalent from the most recent year's federal tax return must be submitted with the application.

### Do I need to file a tangible personal property tax return?

- Yes. Tangible personal property includes all items such as machinery, tools, equipment, and supplies used in connection with a business.
- Tangible personal property tax returns must be submitted to our Office by April 1st.

### What if my application is denied?

If your application for agricultural classification is denied, you will receive a denial letter on or before July 1st. The letter will explain the appeal process.

### What happens to the agricultural classification when the property is sold (ownership is changed), or when I stop using my land for commercial agriculture?

- When the property is sold or no longer being used for the agricultural purpose that was approved, the agricultural classification is removed and the land that has been assessed at a low agricultural use value will reset to the current market value.
- This reset of value will cause a significant increase in property taxes because agriculturally classified land is not protected by homestead exemption or other assessment limitations.

### What is agritourism?

- Any agricultural related activity consistent with a bona fide farm, livestock operation, or ranch or in a working forest which allows members of the public, for recreational, entertainment, or educational purposes, to view or enjoy activities, including farming, ranching, historical, cultural, civic, ceremonial, training and exhibition, or harvest-your-own activities and attractions.
- Because there are many statutes surrounding what is and what is not allowed, please contact our office to learn more before agritourism is introduced to your agriculturally classified land.



**Website: [www.pa.martin.fl.us](http://www.pa.martin.fl.us)**

Please refer to our website for the most current and complete guidelines. Using your mobile device's camera, scan this QR code for detailed agricultural classification information.







# Tangible Personal Property



# TANGIBLE PERSONAL PROPERTY

## What is Tangible Personal Property?

*Tangible personal property is everything used in a business other than inventory and items of real estate. Also known as business personal property, it includes machinery, equipment, furniture, fixtures, signs, supplies, leased equipment and furnishings in rental units.*

### Who is required to file a tangible personal property tax return with the Martin County Property Appraiser?

Anyone in possession (owner or lessee) of assets on January 1, who has a proprietorship, partnership, corporation, or is a self-employed agent or contractor, must file each year. All new and previously taxed owners are required to timely file a TPP return.

### Why must I file a return?

Florida Statute 193.052 requires all tangible personal property be reported each year to the Property Appraiser's office.

### When should I file a return?

Tangible personal property tax returns must be submitted to the Property Appraiser's office on or before April 1st of each year in order to avoid penalties.

### What is the Tangible Personal Property Exemption?

In January 2008, Florida voters passed Amendment 1, which includes a \$25,000 exemption for certain tangible personal property. The tangible personal property tax return will be considered your application for the exemption. Please be aware that failure to file this return constitutes a failure to apply for the exemption and the account will not be eligible for the exemption. If the value of your tangible personal property remains less than \$25,000 in subsequent years, you are not required to file a return.

### What if I file after the April 1 deadline?

After April 1, Florida Statutes require penalties be applied at 5% per month or portion of a month that the return is late. A 15% penalty is required for unreported property and a 25% penalty if no return is filed. If you file late, please attach a letter with your return explaining why and the penalty may be waived.

### What happens if I do not file?

The Property Appraiser's office is required by law to place an assessment on the tax roll. An estimated assessment, based on the best information available, will determine the value. In addition, failure to file a return may result in a maximum 25% penalty fee. The exemption does not apply in any year that a taxpayer fails to timely file a return.

### If I am no longer in business, should I still file a return?

Yes, if you were not in business on January 1 of the current tax year, you should indicate on your return the date you went out of business and the disposition of the assets. If you still have possession of the assets, you must continue to report them as idle equipment.

### I have assets at more than one location in Martin County. Do I need to file separately for each location?

Yes, in most cases you should file a return for each location. In some instances, you may be able to file a single return. Please consult with the Property Appraiser's office first.



**QUESTIONS?** 772-288-5613

Visit us at [www.pa.martin.fl.us](http://www.pa.martin.fl.us)

eMail: [TPP@pa.martin.fl.us](mailto:TPP@pa.martin.fl.us)



**MARTIN COUNTY  
PROPERTY APPRAISER**  
Jenny Fields, CFA

es

Homestead Exemption

Other Exemptions & Benefits

Forms

Business & Agriculture

Tools & Resources

Our Office



### "We VALUE Martin!"

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*Jenny*  
Jenny Fields, CFA

MEET JENNY >

E-NEWS SIGN-UP >

OUTREACH CALENDAR >

SCHEDULE A SPEAKER >

Conservation Exemption & Classification

Renewable Energy

Pollution Control

Tangible Personal Property

Agricultural Classification

PROPERTY SEARCH

cards can be found using

QUICK LINKS

PRINTABLE HANDOUTS





# **Treasure Coast Real Estate Date (2022 Certified Tax Rolls)**



# TREASURE COAST REAL ESTATE DATA 2022

MARTIN

INDIAN RIVER

ST. LUCIE

**158,431**

Total Population

**543.7**

Sq. Miles

**96,094**

Real Property Parcels

**10,923**

Personal Property  
Records

**159,788**

Total Population

**502.8**

Sq. Miles

**93,384**

Real Property Parcels

**10,374**

Personal Property  
Records

**329,226**

Total Population

**571.7**

Sq. Miles

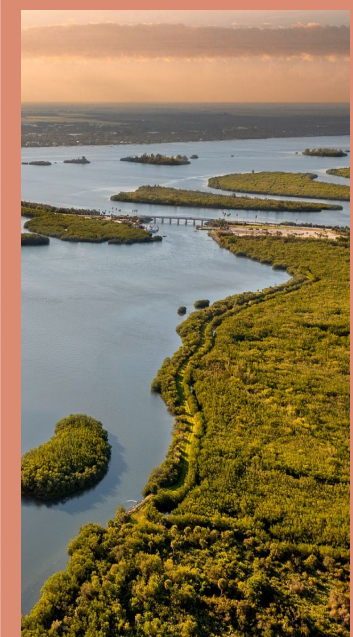
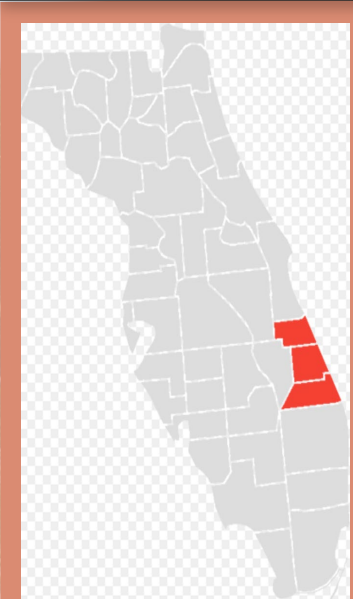
**179,868**

Real Property Parcels

**14,731**

Personal Property  
Records

# TREASURE COAST REAL ESTATE DATA 2022



Parcel Counts	MARTIN	INDIAN RIVER	ST. LUCIE
Total Real Property	96,094	93,384	179,868

Total Residential	74,227	84,898	161,701
Single Family	49,972	56,828	113,289
Condominiums	14,997	15,030	14,602
Mhome/Coop/Misc	5,111	2,553	7,029
Vacant	4,147	10,487	26,781

Multi Family	1,135	788	1,577
Commercial/Industrial	3,494	3,315	5,673
Agricultural	2,114	1,953	2,501
Inst./Gov't/Misc.	8,734	2,309	7,210
Vacant Acreage	6,390	121	1,206

SOURCES: [HTTPS://DATA.CENSUS.GOV/](https://data.census.gov/) & [HTTPS://FLORIDAREVENUE.COM/PROPERTY/PAGES/DATAPORTAL.ASPX](https://floridarevenue.com/property/pages/dataportal.aspx)



# TREASURE COAST REAL ESTATE DATA 2022

MARTIN

INDIAN RIVER

ST. LUCIE

**44.8B**

Total Market  
Value

**23.60%**

21-22 Percent  
Increase

**28.1B**

Total Taxable Value

**12.17%**

21-22 Percent  
Increase

**37.5B**

Total Market  
Value

**24.39%**

21-22 Percent  
Increase

**23.3B**

Total Taxable Value

**13.54%**

21-22 Percent  
Increase

**55.8B**

Total Market  
Value

**31.98%**

21-22 Percent  
Increase

**30.1B**

Total Taxable Value

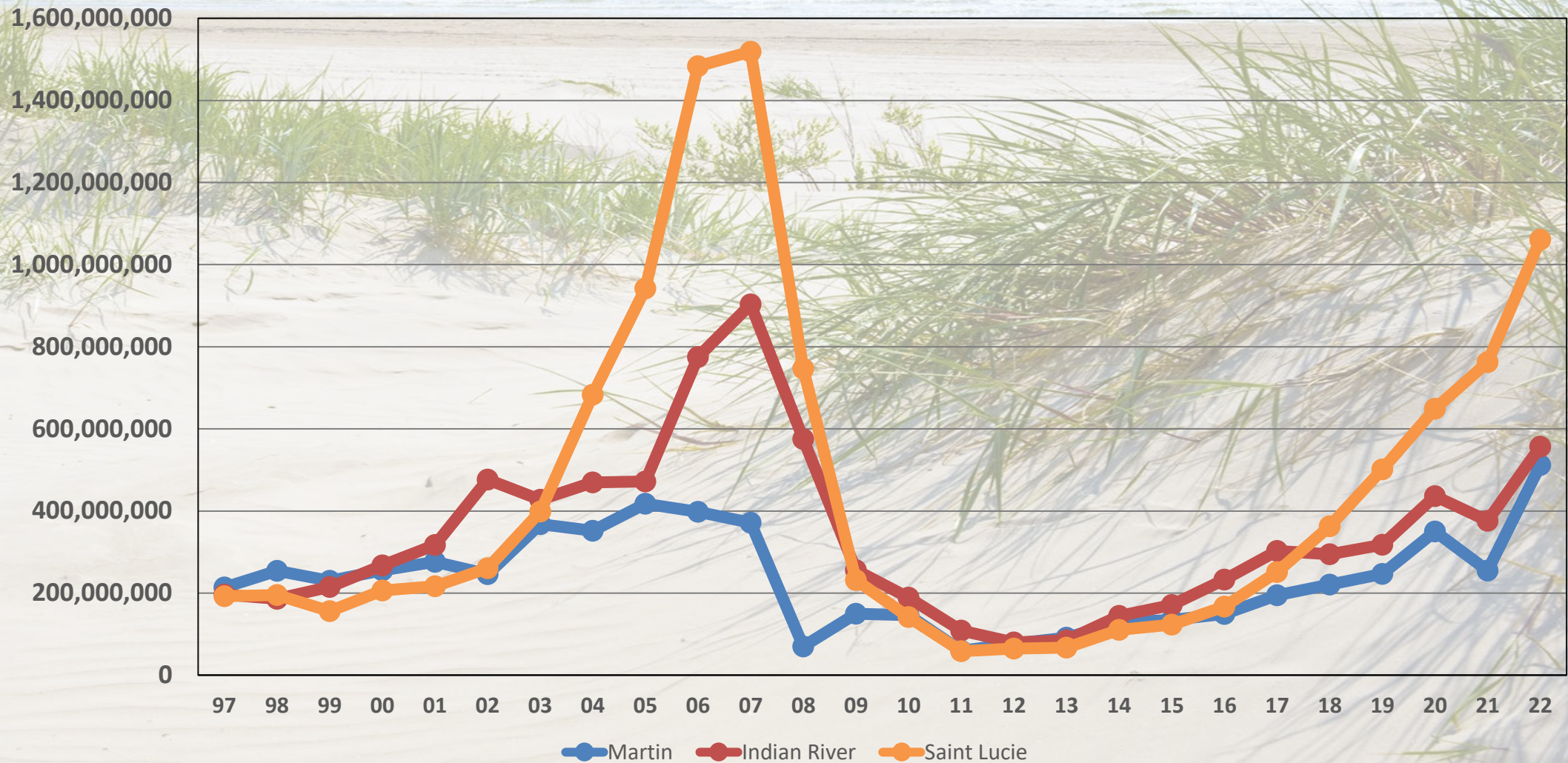
**17.60%**

21-22 Percent  
Increase



# TREASURE COAST REAL ESTATE DATA

## Historical 25 Year New Construction Trends

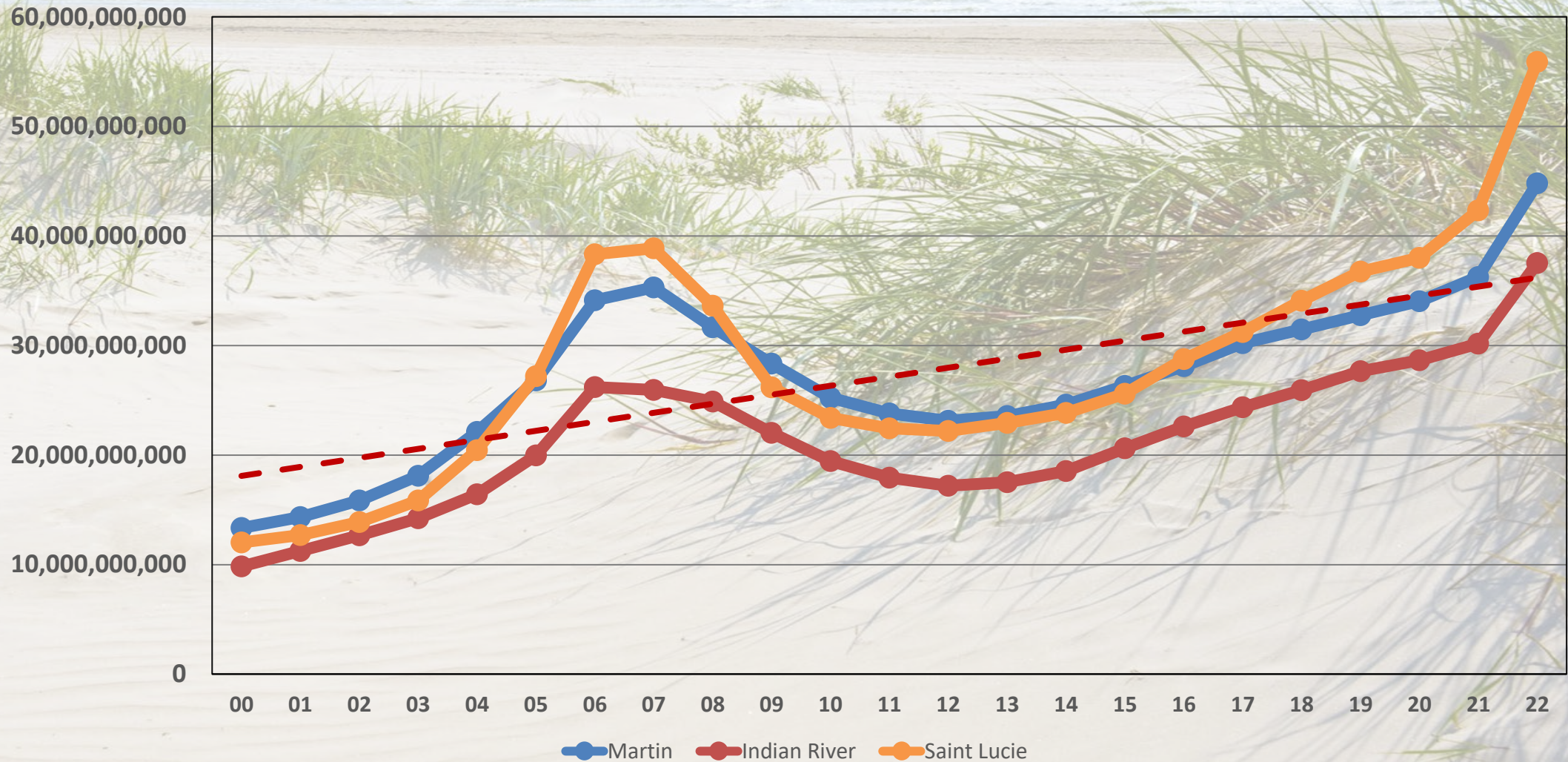


SOURCES: [HTTPS://DATA.CENSUS.GOV/](https://data.census.gov/) & [HTTPS://FLORIDAREVENUE.COM/PROPERTY/PAGES/DATAPORTAL.ASPX](https://floridarevenue.com/property/pages/dataportal.aspx)



# TREASURE COAST REAL ESTATE DATA

## Historical 22 Year Market Value Trends



SOURCES: [HTTPS://DATA.CENSUS.GOV/](https://data.census.gov/) & [HTTPS://FLORIDAREVENUE.COM/PROPERTY/PAGES/DATAPORTAL.ASPX](https://floridarevenue.com/property/pages/dataportal.aspx)





# **New Construction & Development**

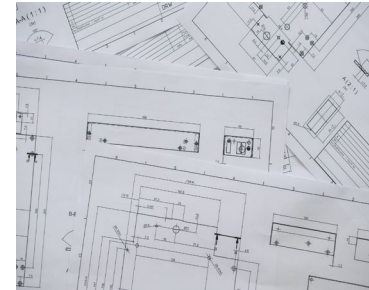


# NEW CONSTRUCTION

2023 New Construction	
Single Family	582
Living SQFT (Single Family)	1,500,185
Pools	435
Pools (Surface Area)	207,074
Boatlifts	144
Docks SQFT	69,716



	Issued Year		
	2020	2021	2022
<b>Permits issued</b>	18,515	19,351	20,420



	Tax Roll Year		
	2021	2022	2023
<b>Total New Construction Value</b>	\$297	\$547	\$645

# 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)



-Sabal Pointe (68 SF)



-Willoughby Townhomes (117 SF)



## Multi-Family

-Bridgeview (Aka Indigo) (212 Units)



-The Reserve (197 Units)



-Volaris (270 Units)



-River North (Aka Savannah Place) (280 Units)



-Central Parkway Lofts (172 Units)



-Sailfish Cove (Condo 30-Res/8-Comm)





# MARTIN COUNTY PROPERTY APPRAISER

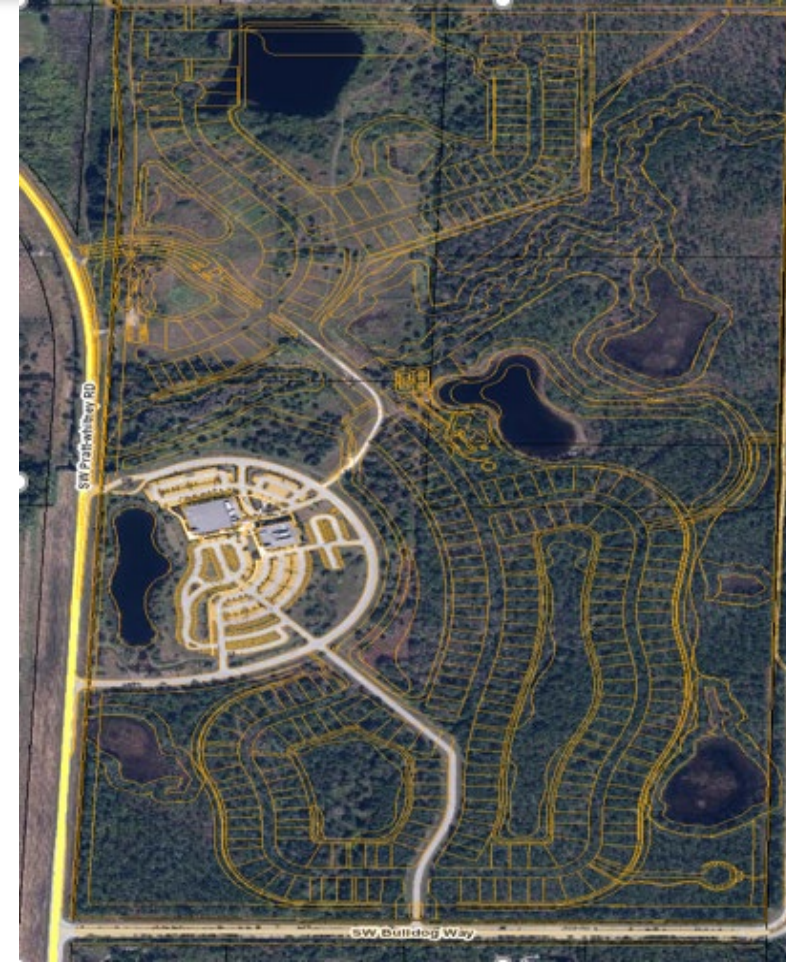


\$534,990+

1,850 - 3,820 sqft  
Single Family Home



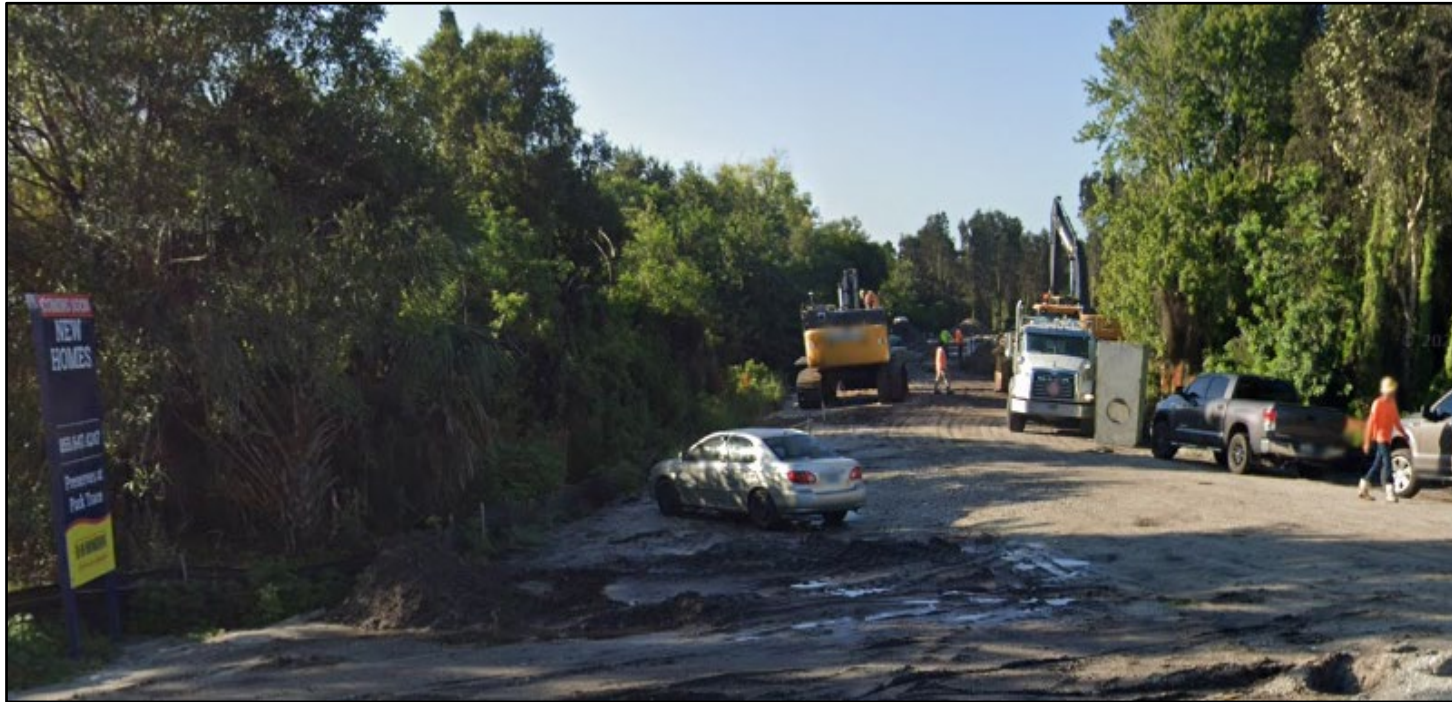
•313 Single Family



Highpointe



# MARTIN COUNTY PROPERTY APPRAISER



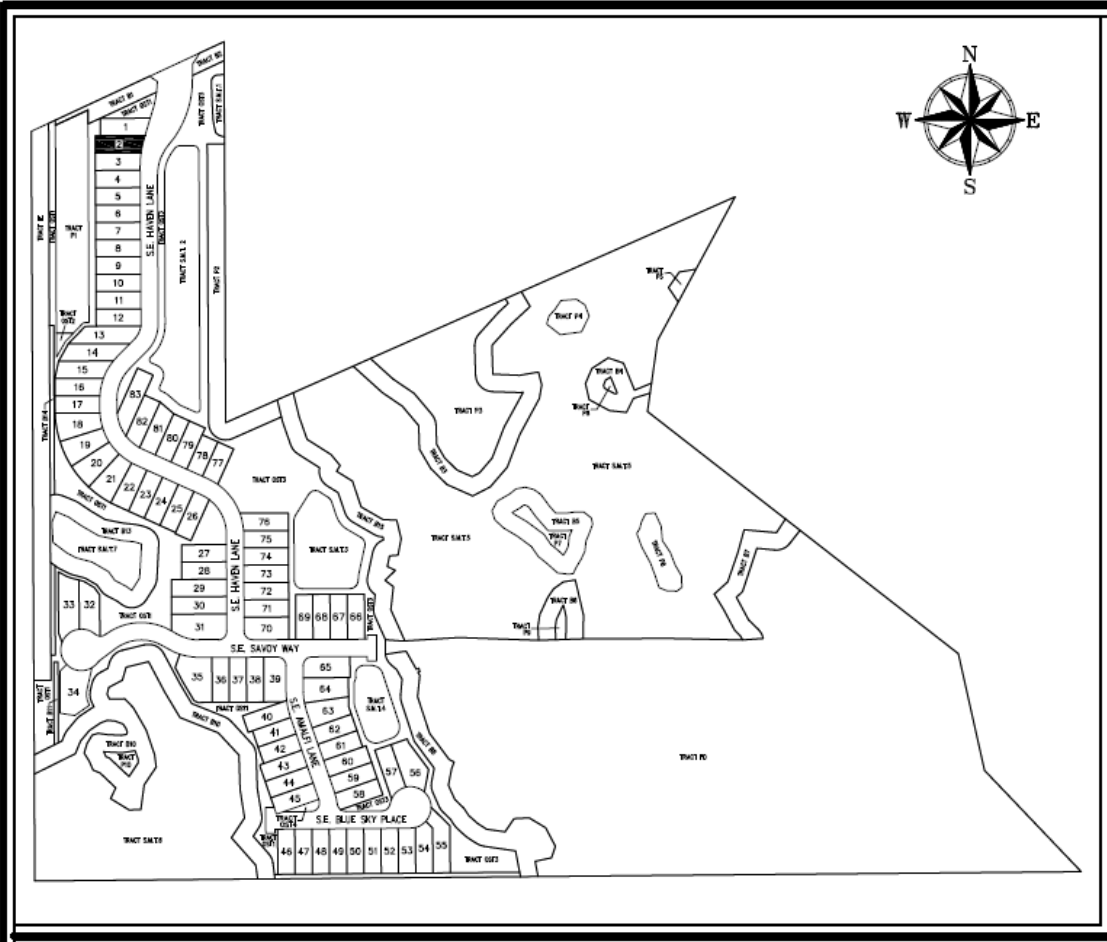
- 114 Single Family Detached
- Floorplans ranging 1,641-2,645
- 3-5 Bedroom, 2-3 Bathrooms
- Estimated Opening: TBD



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



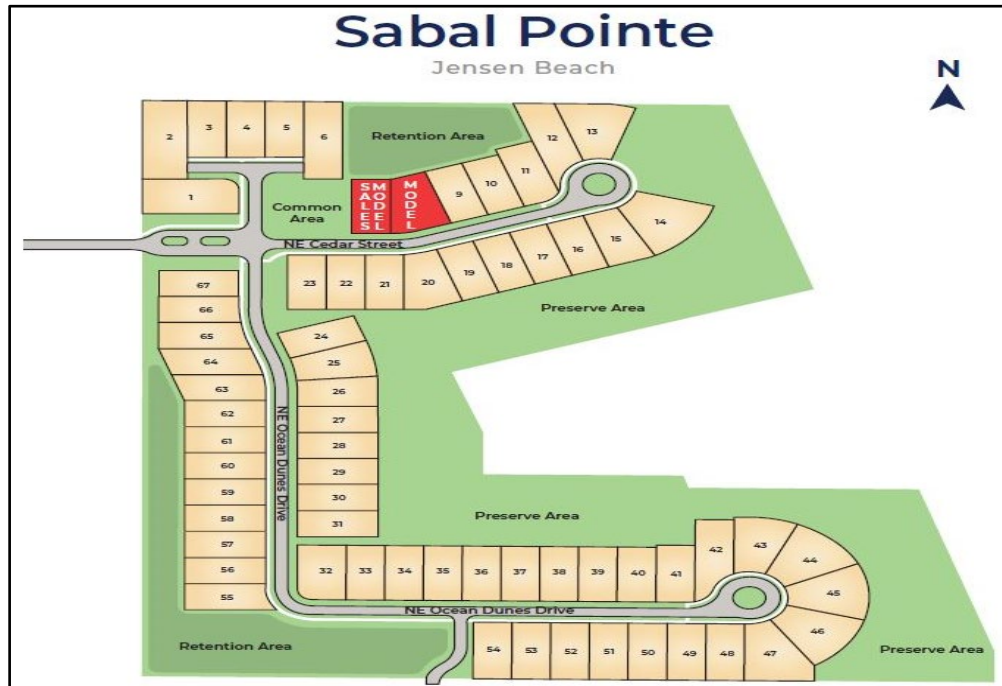
Magnolia Ridge



# MARTIN COUNTY PROPERTY APPRAISER

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

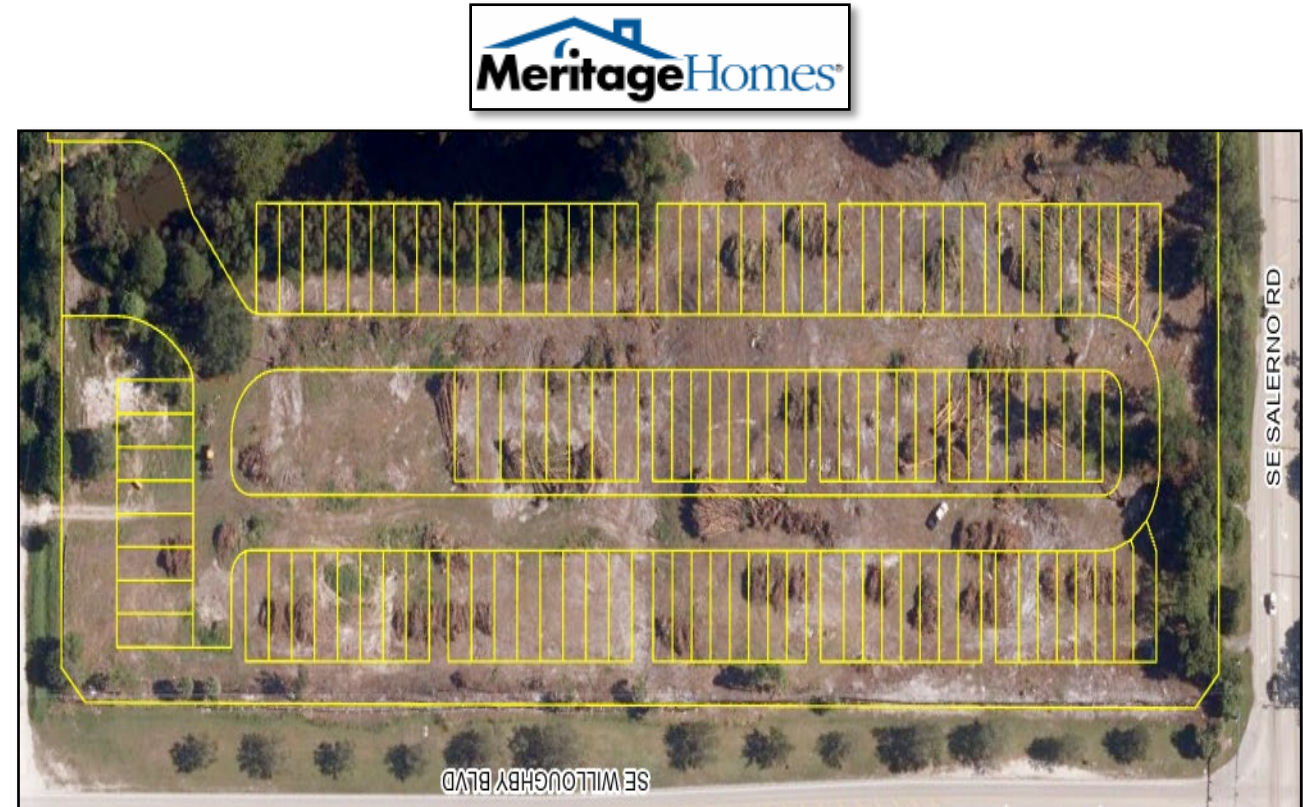
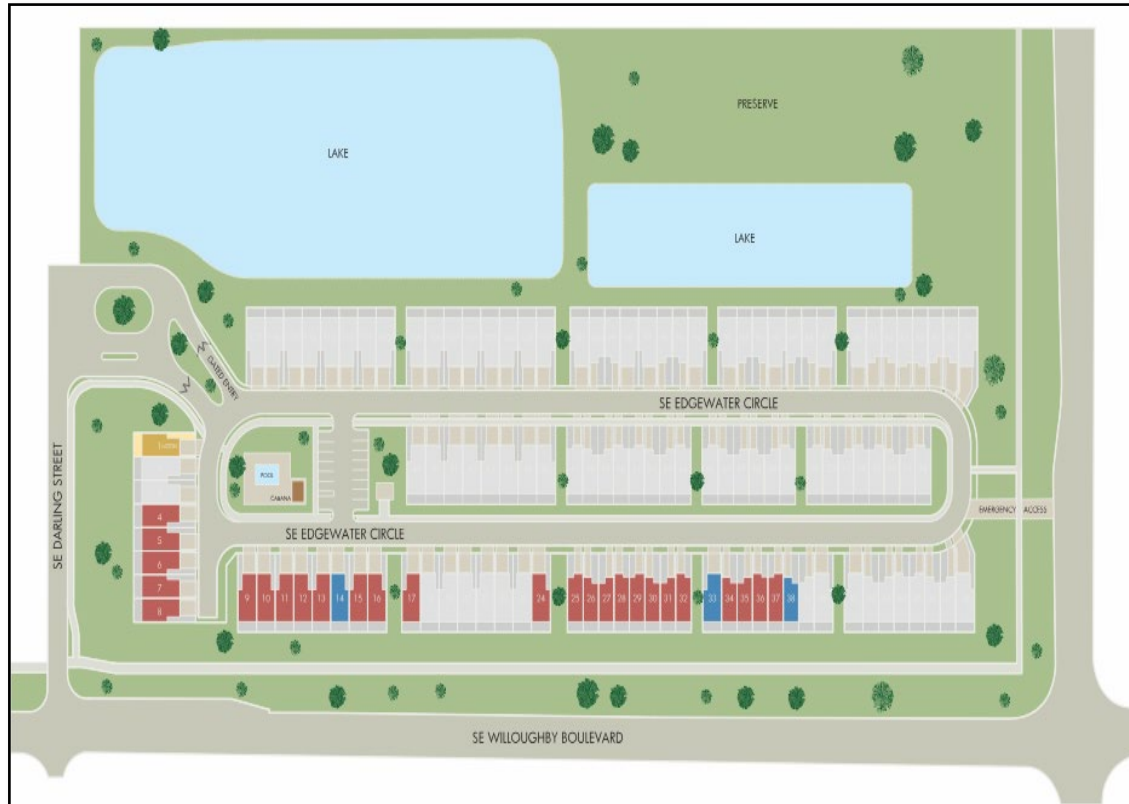
**D·R·HORTON**  
*America's Builder*



Sabal Pointe



# MARTIN COUNTY PROPERTY APPRAISER



Willoughby Townhomes (aka Edgewater Pointe)



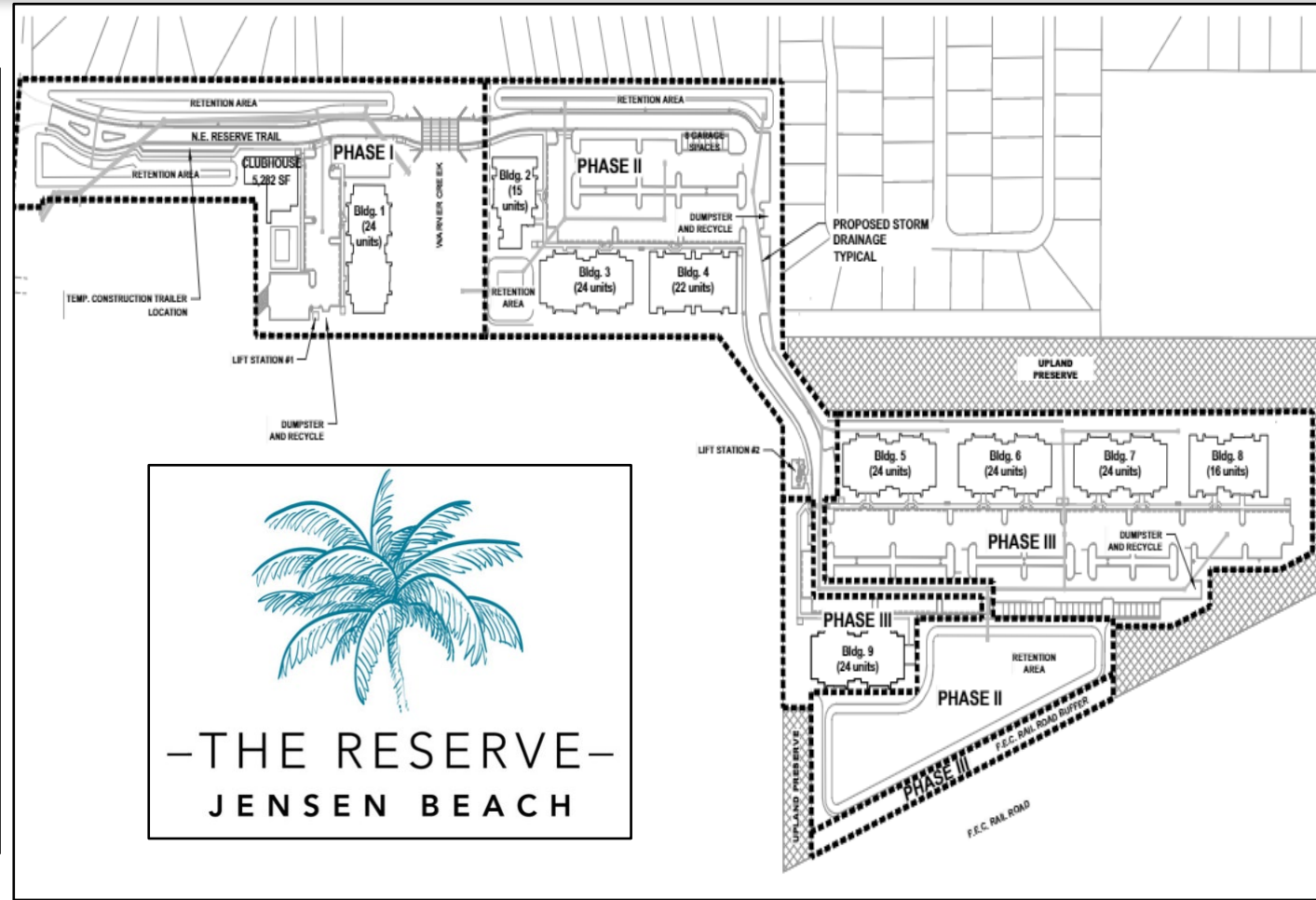
# MARTIN COUNTY PROPERTY APPRAISER



Indigo



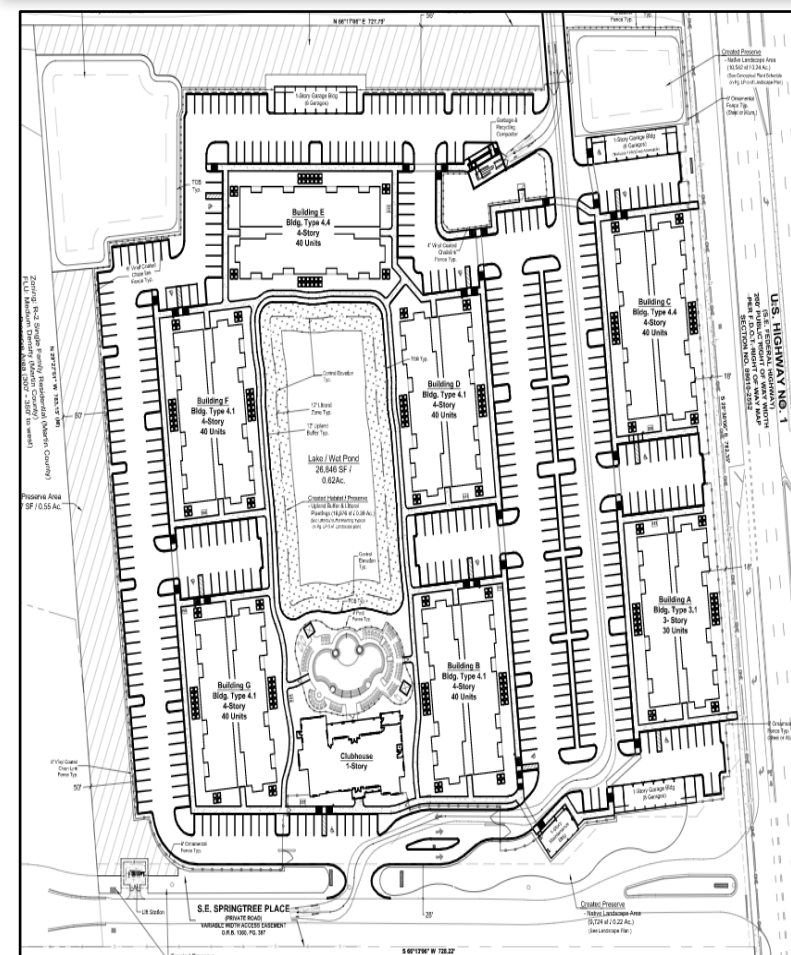
# MARTIN COUNTY PROPERTY APPRAISER



The Reserve At Jensen Beach



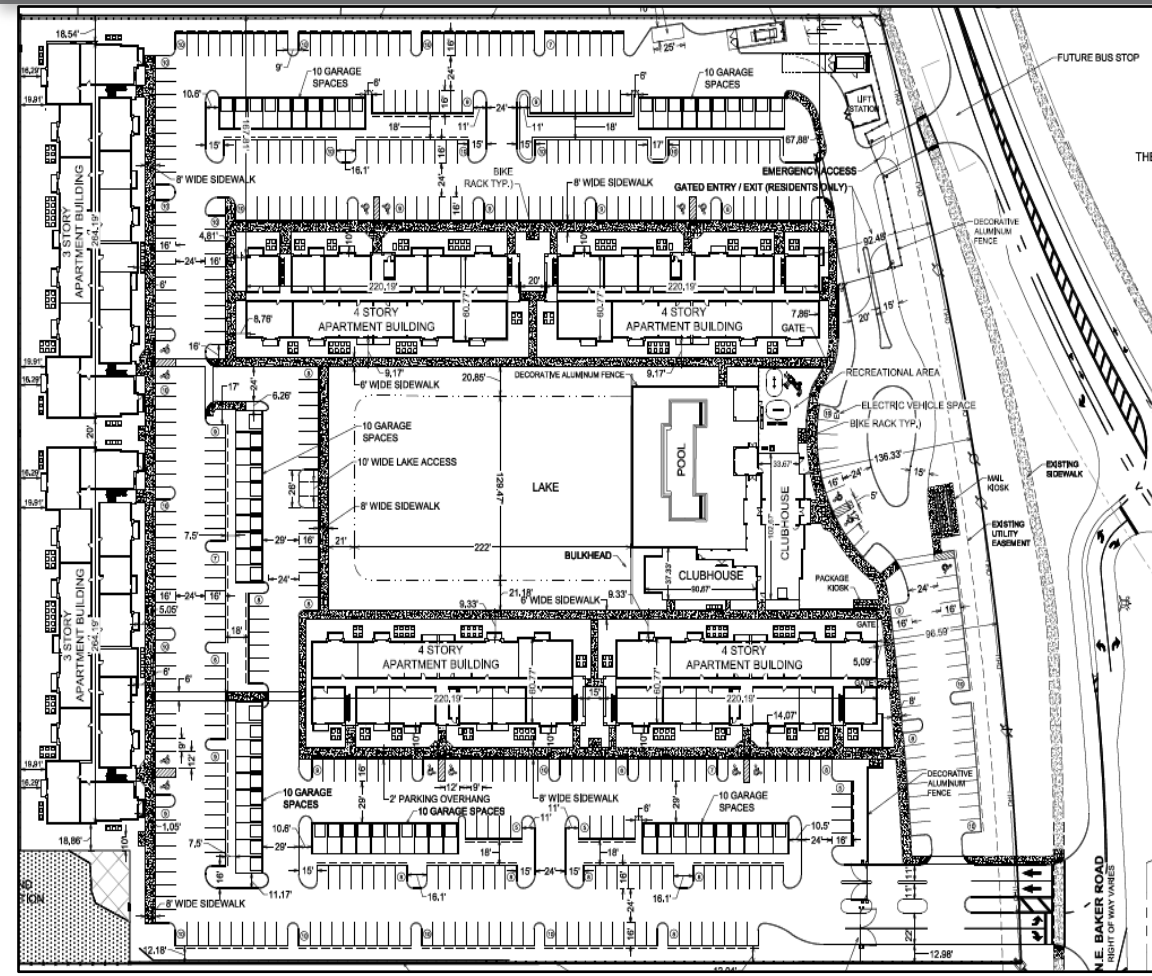
# MARTIN COUNTY PROPERTY APPRAISER



Volaris



# MARTIN COUNTY PROPERTY APPRAISER



River North (aka Savannah Place)



# MARTIN COUNTY PROPERTY APPRAISER

**FARRELL**  
COMPANIES



Central Parkway Lofts



# MARTIN COUNTY PROPERTY APPRAISER



Sailfish Cove





# 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

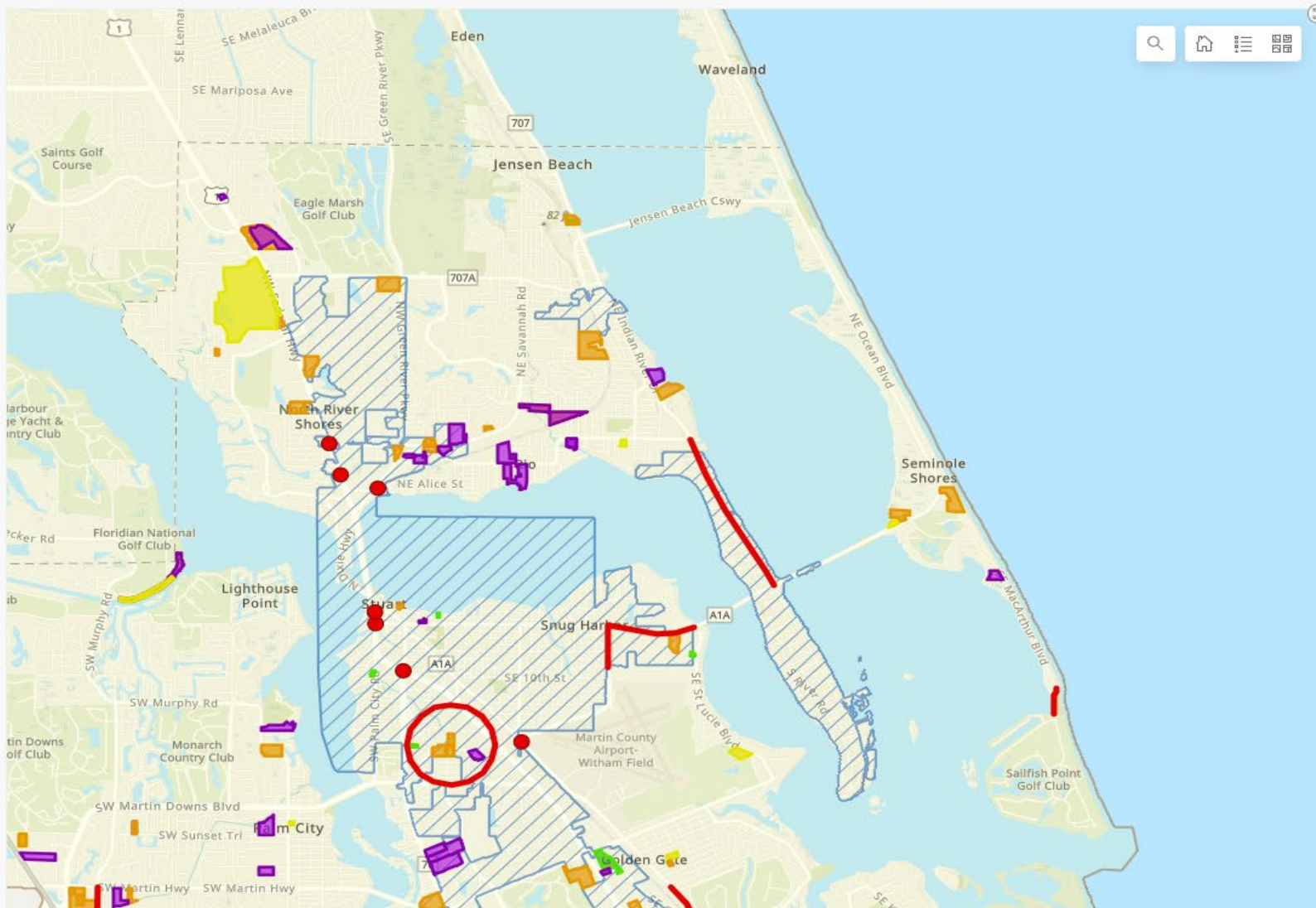
All Primary Secondary

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  
Property Tax Estimator  
Mailing Labels**