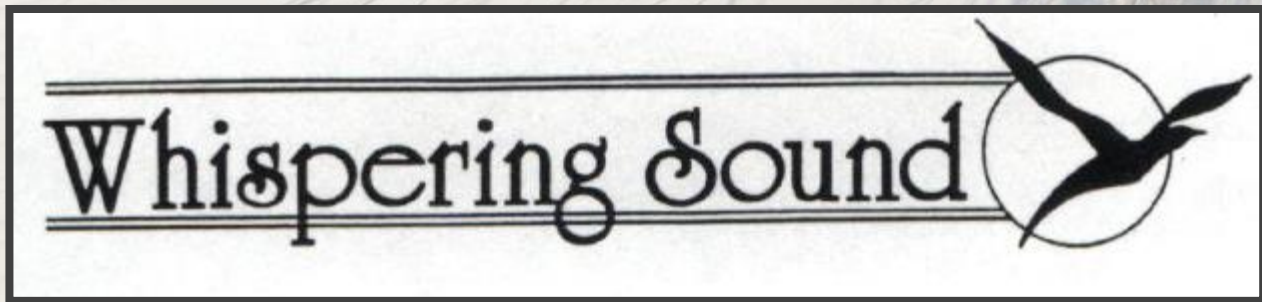




Martin County Property Appraiser
Jenny Fields, CFA



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 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

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*

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

12,700+
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

3. \$34,650,000

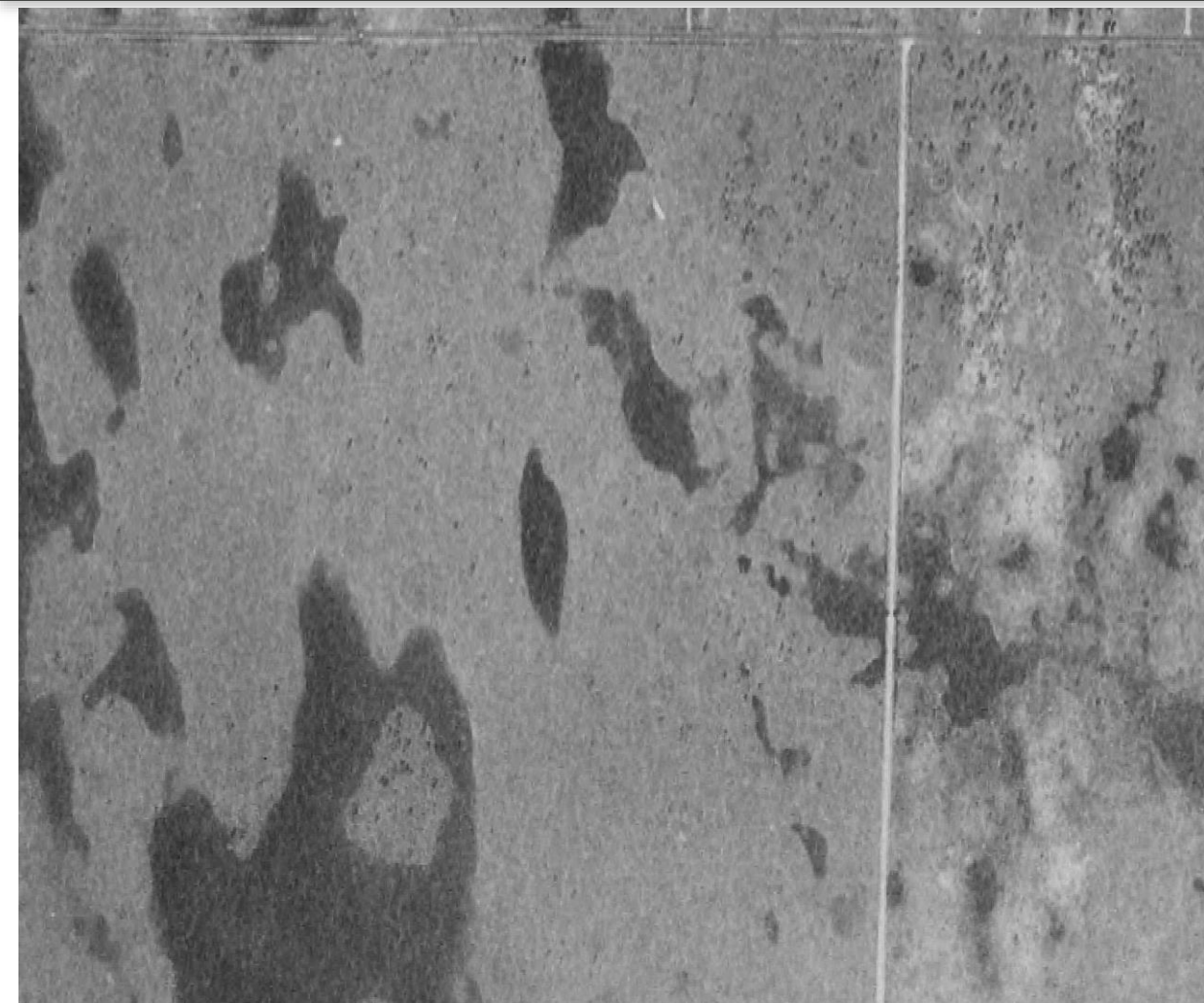
609 SOUTH BEACH RD, JUPITER ISLAND



Whispering Sound



MARTIN COUNTY PROPERTY APPRAISER

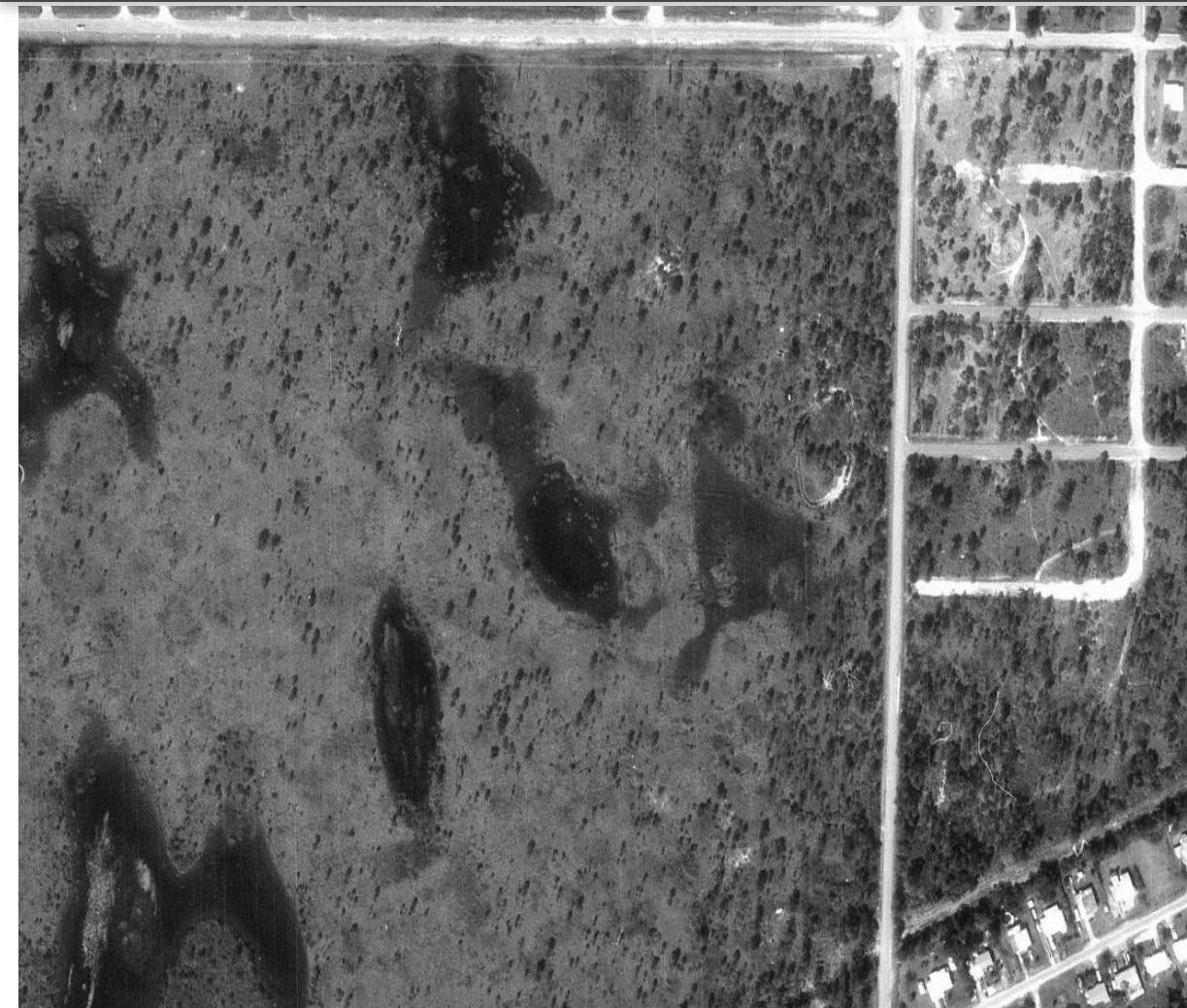


WHISPERING SOUND 1952



WHISPERING SOUND 1958

MARTIN COUNTY PROPERTY APPRAISER



WHISPERING SOUND 1980



WHISPERING SOUND 1992

MARTIN COUNTY PROPERTY APPRAISER



WHISPERING SOUND 1995

MARTIN COUNTY PROPERTY APPRAISER

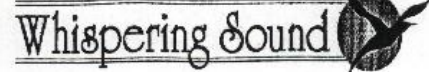


WHISPERING SOUND 2000

MARTIN COUNTY PROPERTY APPRAISER



WHISPERING SOUND 2022



Ask About Our Immediate Occupancy Residences!

Buy Now
SAVE
Thousands!!

PRICE LIST *

RIVIERA
2 Bedrooms, 2 Baths
Florida Room & Screened Patio
1515 Sq. Ft. Air Conditioned Space
with Single-Car Garage

TODAY'S
SPECIAL
PRICE

FUTURE
PRICE

\$111,490

\$112,990

CHATEAU GREEN
2 Bedroom, 2 Baths
Plus Formal Dining Room/Den
& Screened Patio
1639 Sq. Ft. Air Conditioned Space
with Single-Car Garage

\$114,490

\$116,990

GRANDE PLUS -- 1995 Award-Winner!
3 Bedrooms, 2 Baths, &
Volume Ceilings
Screened Patio
1587 Sq. Ft. Air Conditioned Space
with 2-Car Garage

\$118,490

\$121,990

3810 S.W. Inwood Pines Lane, Palm City, Florida 34990
(407) 288-9888

*All prices & information subject to change without notice. 3/96
Some residences may have additional location premiums. Please ask Salesperson for details.
This community, under the Fair Housing Act, is designed as housing for older persons where only one occupant need be 55 or more years young.
Oral representations cannot be relied upon as correctly stating representations of the developer. For correct representations, make reference to this brochure
and to the documents required by section 718.503, Florida Statute, to be furnished by a developer to a buyer or lessee.

MARTIN COUNTY PROPERTY APPRAISER

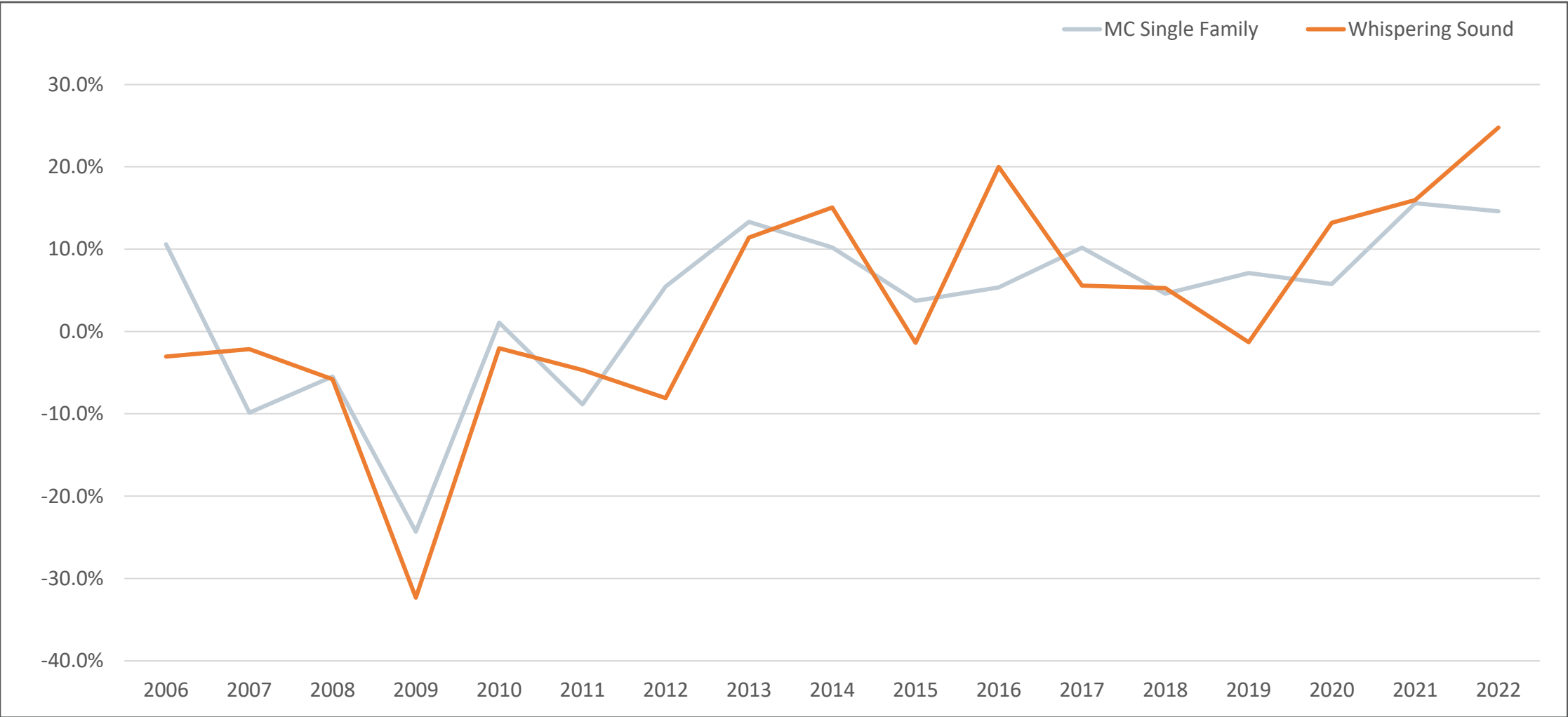
MEDIAN SALE PRICE WHISPERING SOUND

Year	Median SP	Sale Count
1991	\$117,000	1
1992	\$105,000	9
1993	\$106,850	16
1994	\$108,500	35
1995	\$114,500	28
1996	\$117,250	42
1997	\$122,900	25
1998	\$122,200	45
1999	\$127,100	34
2000	\$138,000	9
2001	\$137,500	15
2002	\$147,000	7
2003	\$162,400	18
2004	\$194,500	13
2005	\$263,000	17
2006	\$255,000	15
2007	\$249,500	8
2008	\$235,000	1
2009	\$159,000	13
2010	\$155,750	8
2011	\$148,450	8
2012	\$136,450	20
2013	\$152,000	23
2014	\$174,900	16
2015	\$172,500	21
2016	\$207,000	11
2017	\$218,500	16
2018	\$230,000	16
2019	\$227,000	15
2020	\$257,000	15
2021	\$298,000	11
2022	\$371,800	15



MEDIAN SALE PRICE

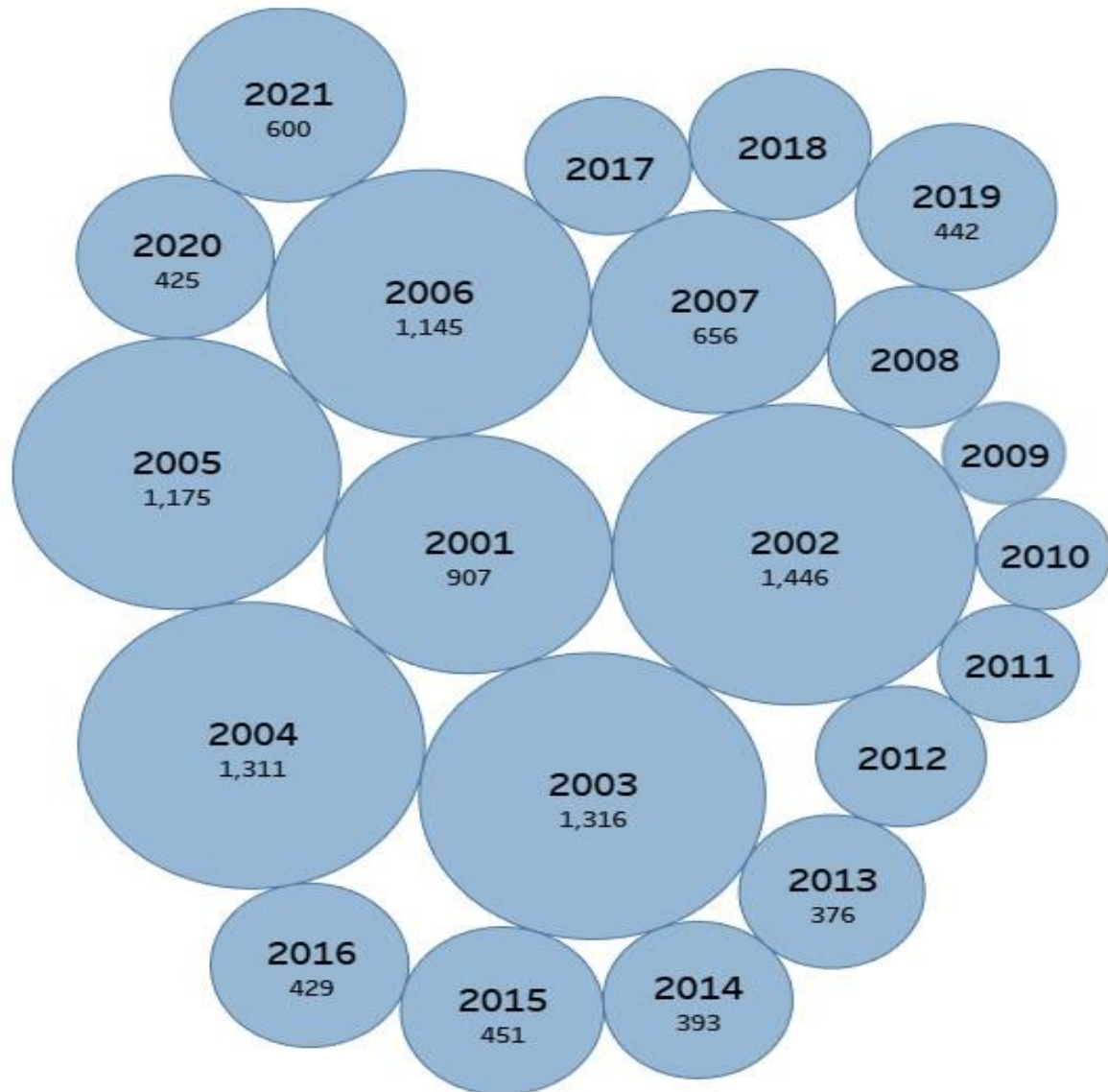
SINGLE FAMILY HOMES



**New
Construction &
Development**



RESIDENTIAL NEW CONSTRUCTION



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



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



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



Magnolia Ridge

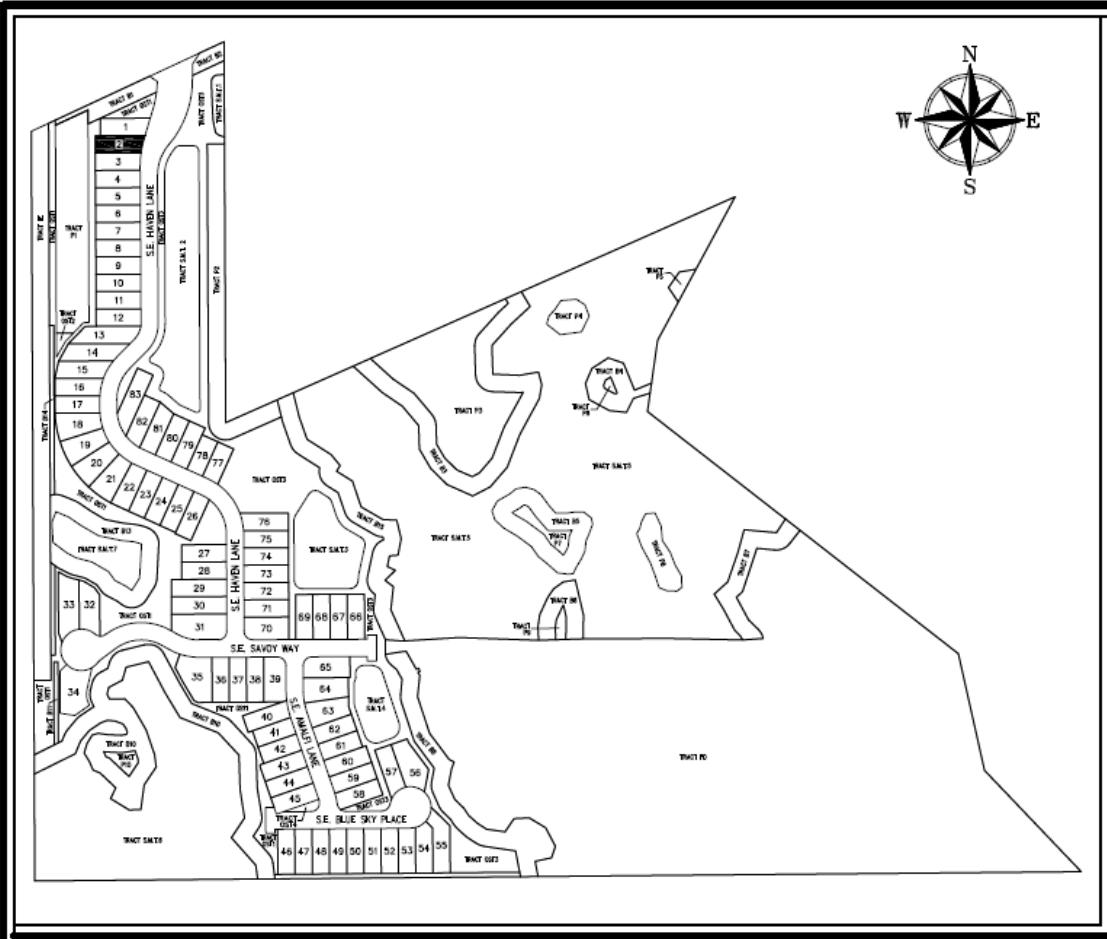
MARTIN COUNTY PROPERTY APPRAISER



•24 Single Family Detached

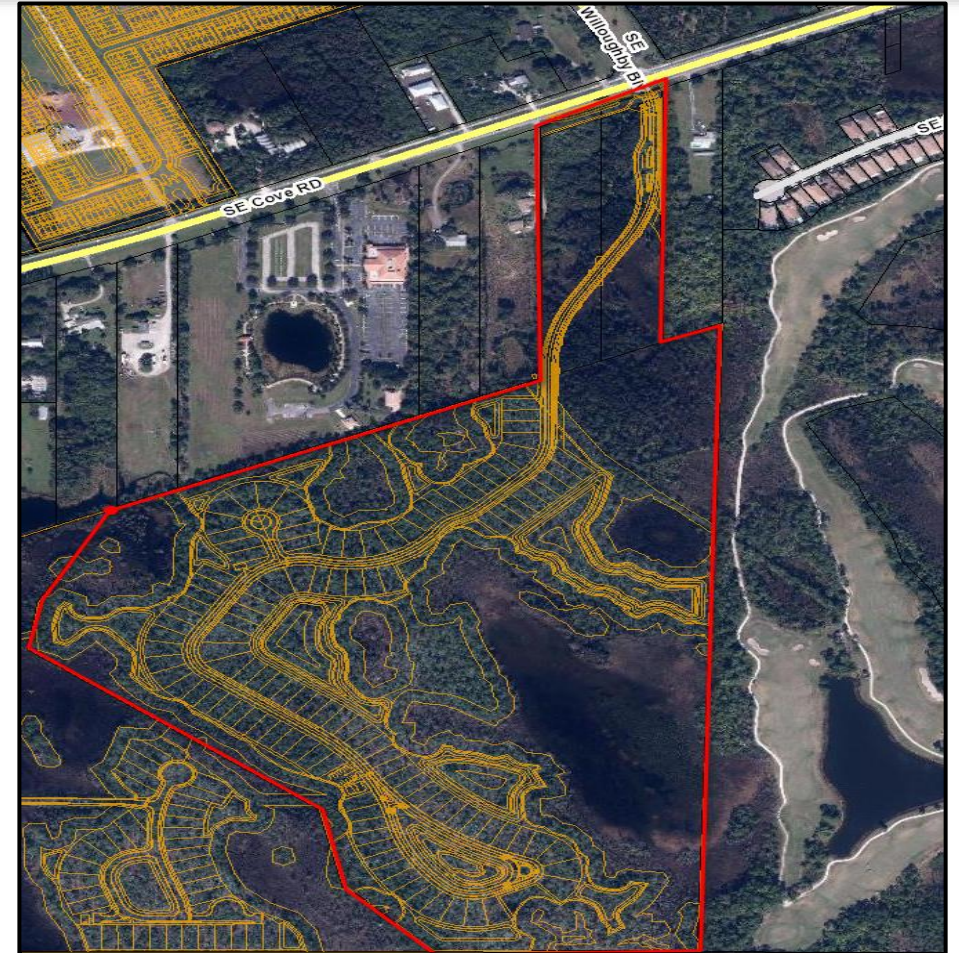
The Oaks

MARTIN COUNTY PROPERTY APPRAISER



Cove Royale

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



\$524,990+

1,850 - 3,820 sqft
Single Family Home

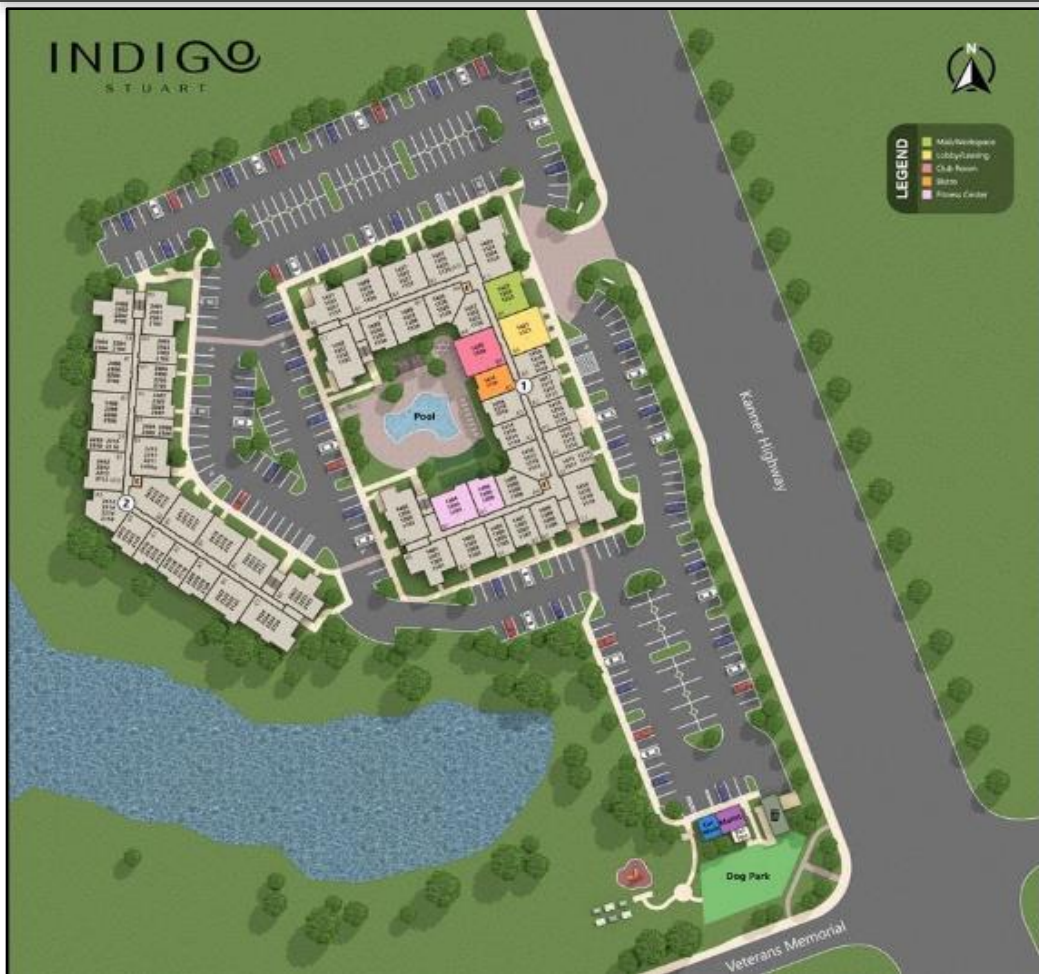


•313 Single Family



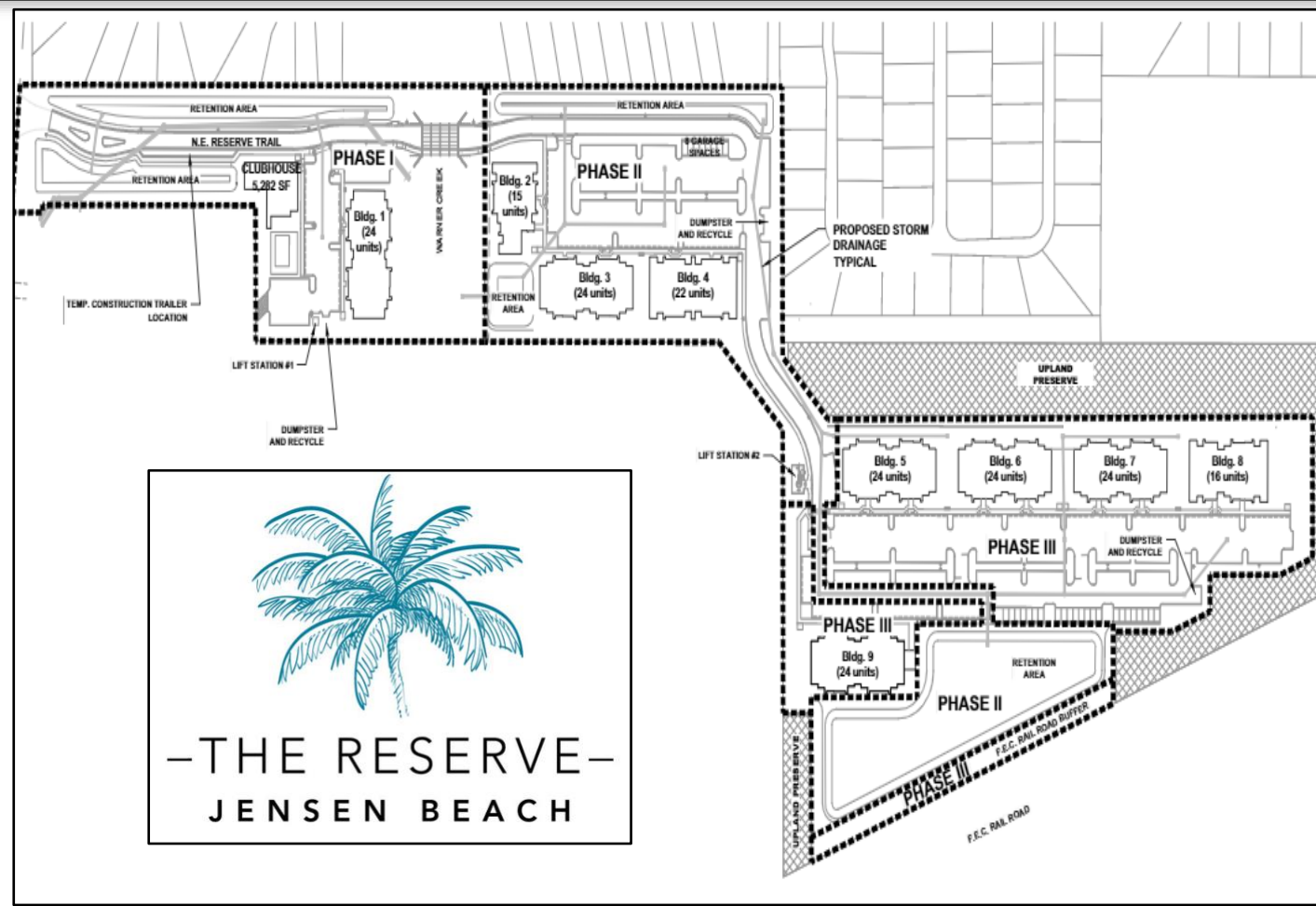
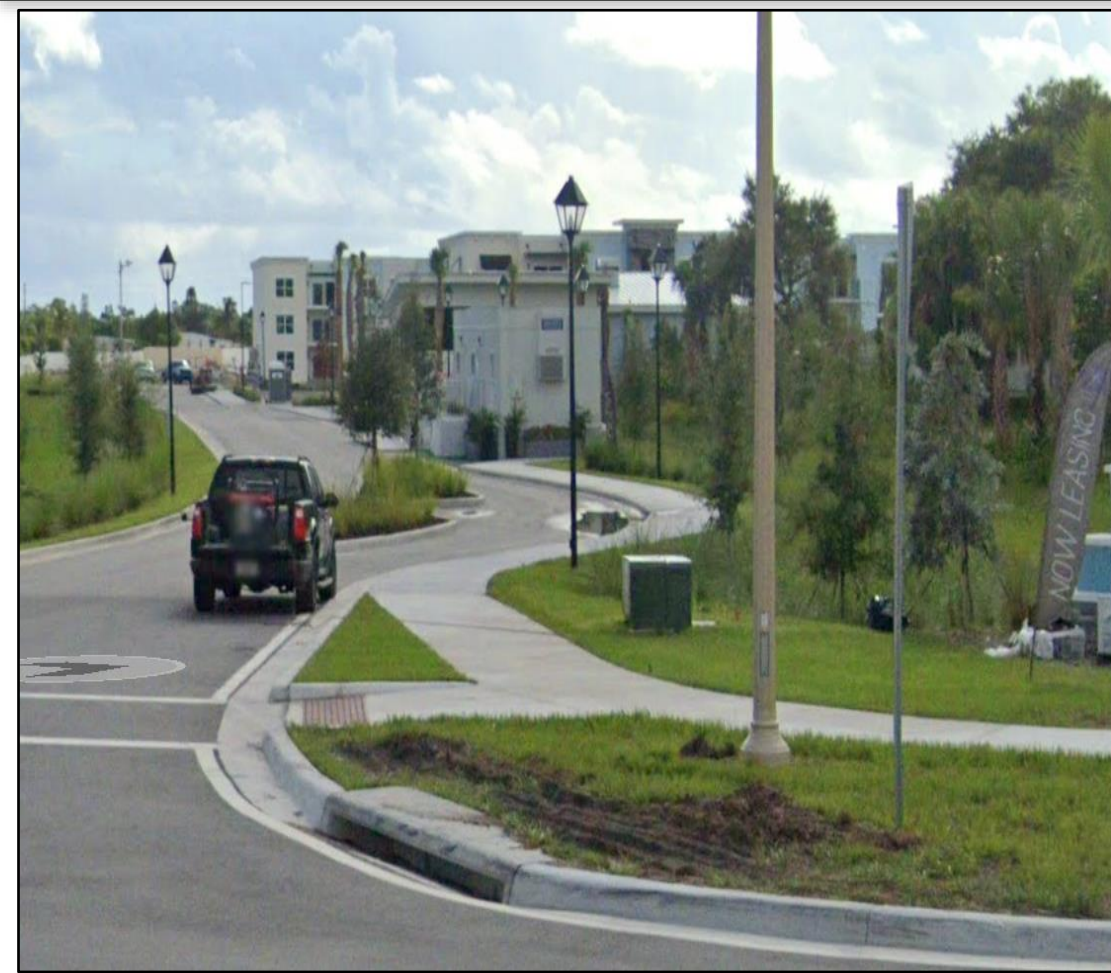
Highpointe

MARTIN COUNTY PROPERTY APPRAISER



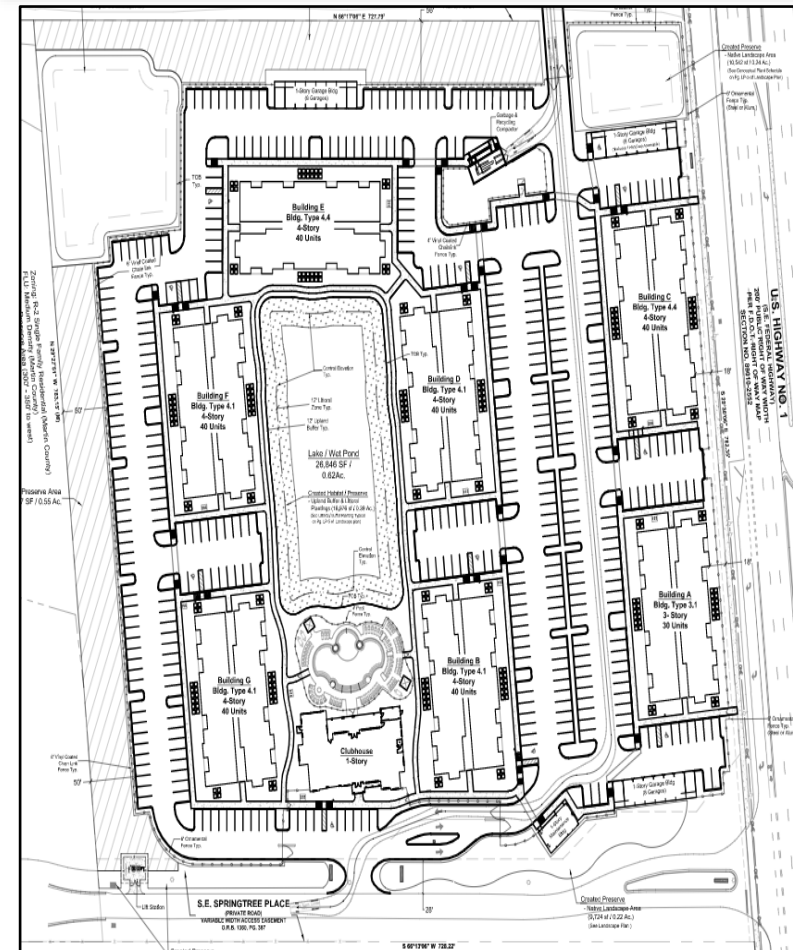
Indigo

MARTIN COUNTY PROPERTY APPRAISER



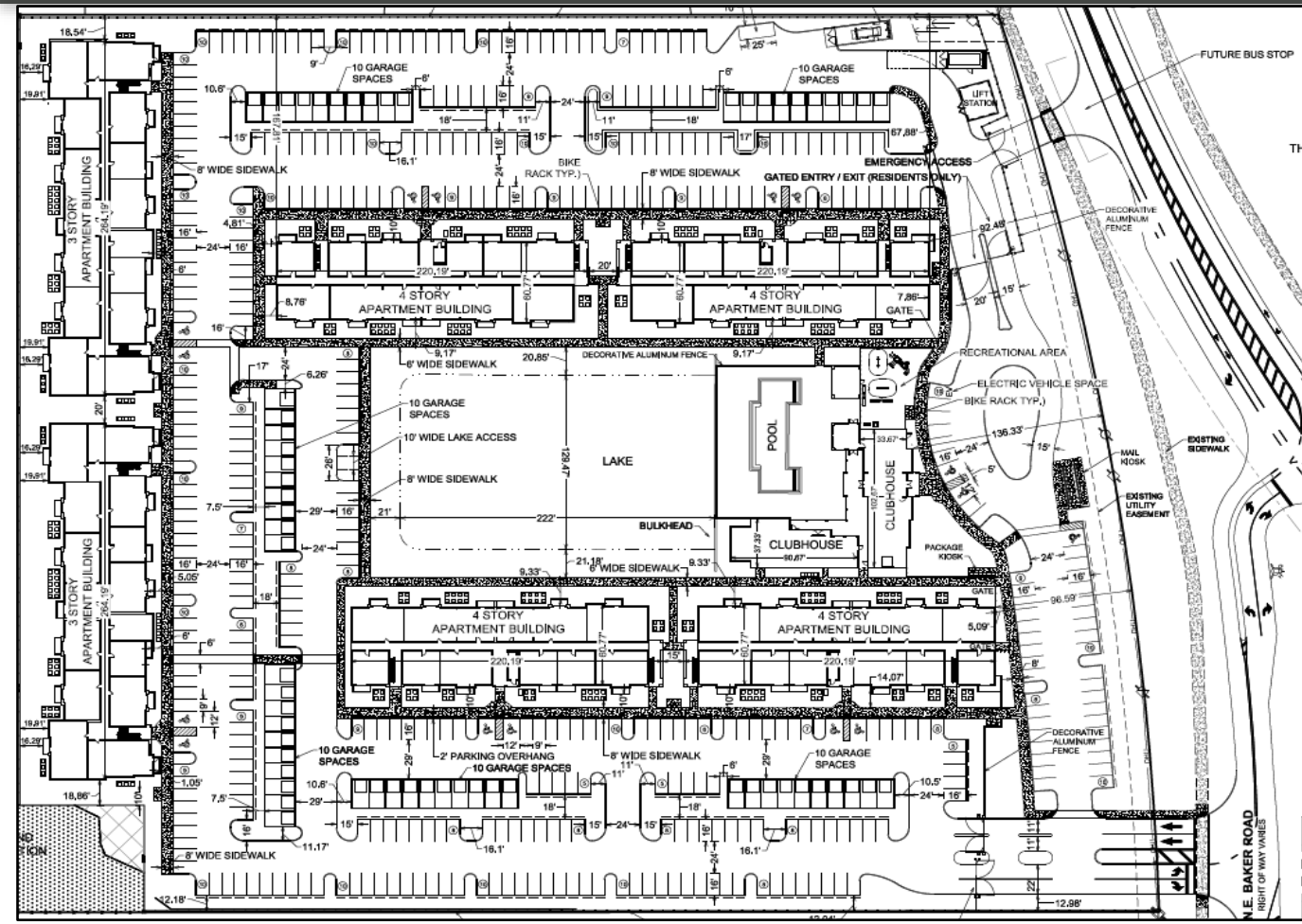
The Reserve At Jensen Beach

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)**

