



Martin County Property Appraiser
Jenny Fields, CFA

WILLIAM RAVEIS



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.

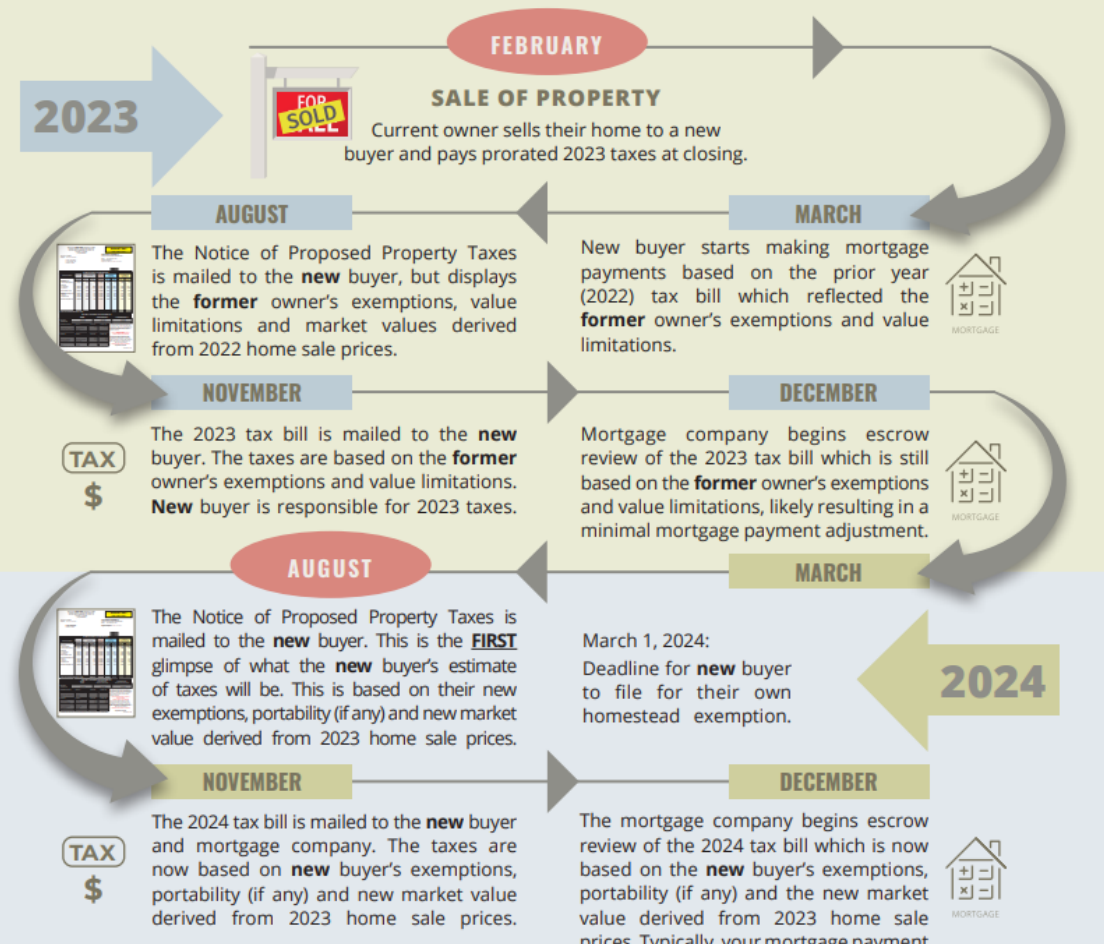
"WeVALUEMartin!"

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


New Homebuyer Timeline

NEW HOMEBUYER TIMELINE - PLAN AHEAD!!

When buying a home, you should not assume that the property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which may result in higher property taxes. This flowchart illustrates the purchase cycle in relation to when a new buyer may first see a glimpse of their proposed taxes-- they are MONTHS apart! Please PLAN AHEAD for the financial impact.



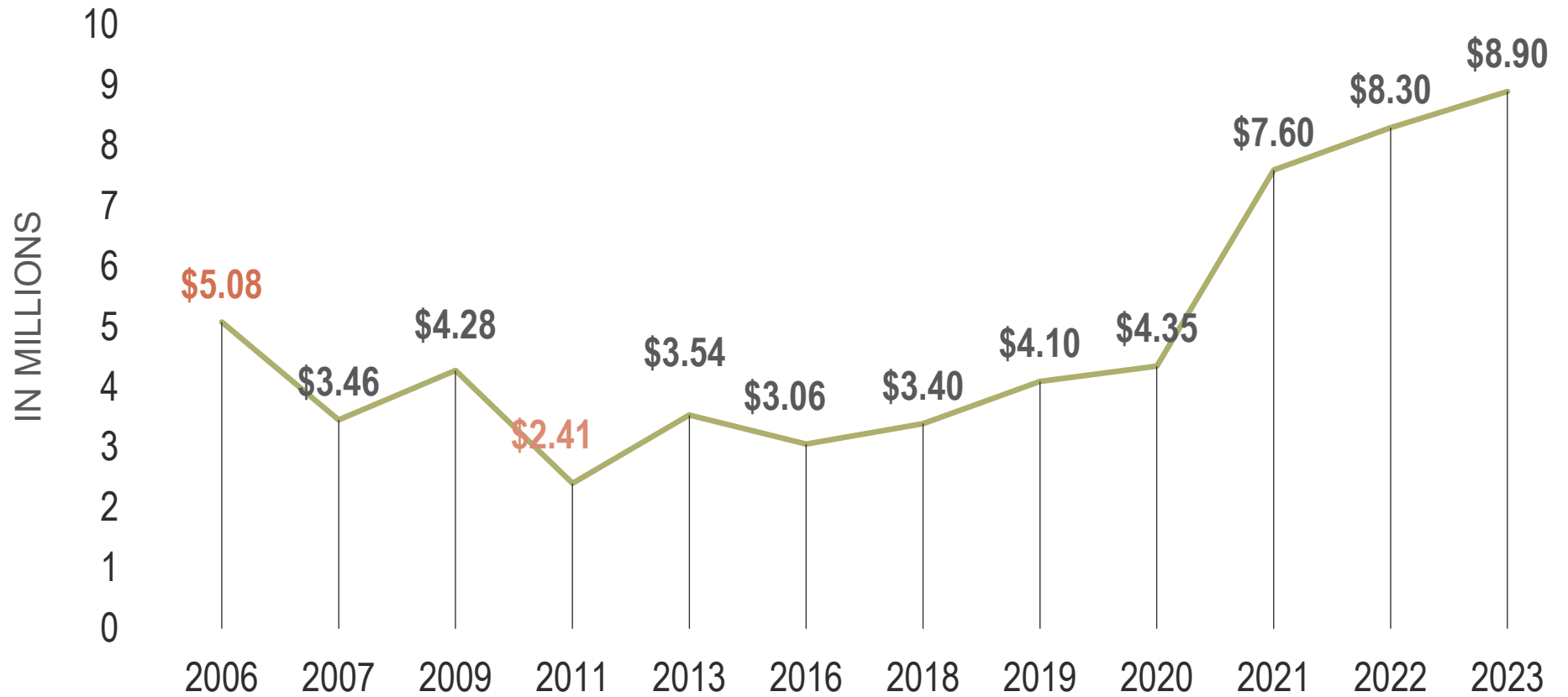
HELPFUL TOOL!

 Why wait until August in the year following your sale to see your estimated property taxes. Plan ahead and be prepared by using our Property Tax Estimator tool found on our website. (www.pa.martin.fl.us)

1. having insufficient funds for the elapsed time since the sale that they were not collecting enough in escrow to pay the 2024 bill, and
2. planning ahead for the next year's monthly payments to ensure they have sufficient funds collected to pay the 2025 bill.

MEDIAN SALE PRICE JUPITER ISLAND

SINGLE FAMILY HOMES



2006...\$5,075,000

2007...\$3,462,500

2009...\$4,275,000

2011...\$2,405,000

2013...\$3,537,500

2016...\$3,062,500

2018...\$3,400,000

2019...\$4,100,000

2020...\$4,345,000

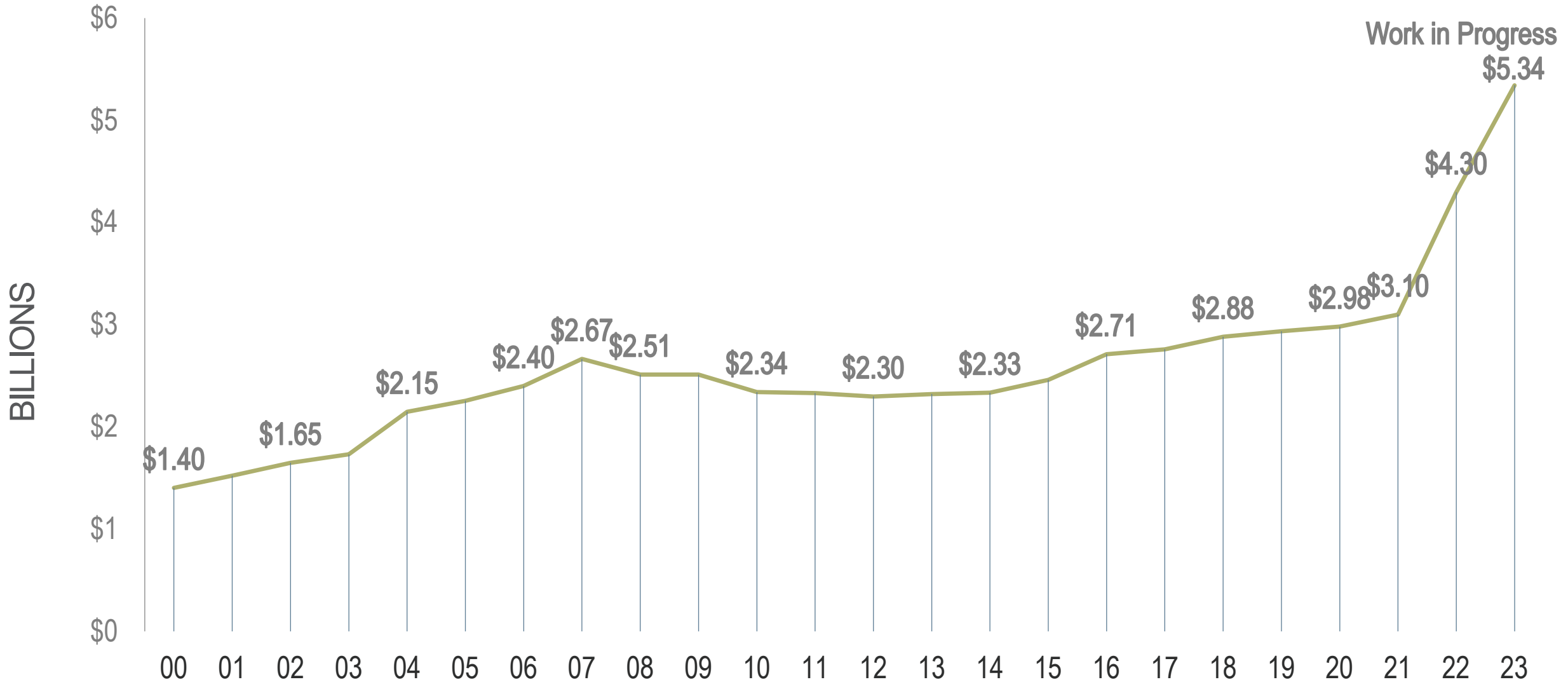
2021...\$7,600,000

2022...\$8,300,000

2023...\$8,900,000

HISTORY OF JUPITER ISLAND MARKET VALUES

YEAR TO YEAR COMPARISON





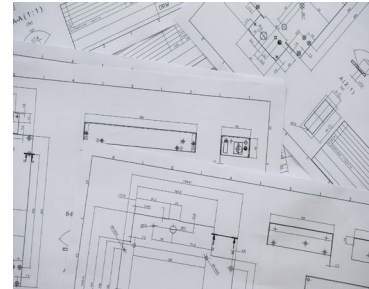
New Construction & Development

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
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)



MARTIN COUNTY PROPERTY APPRAISER



\$534,990+

1,850 - 3,820 sqft
Single Family Home

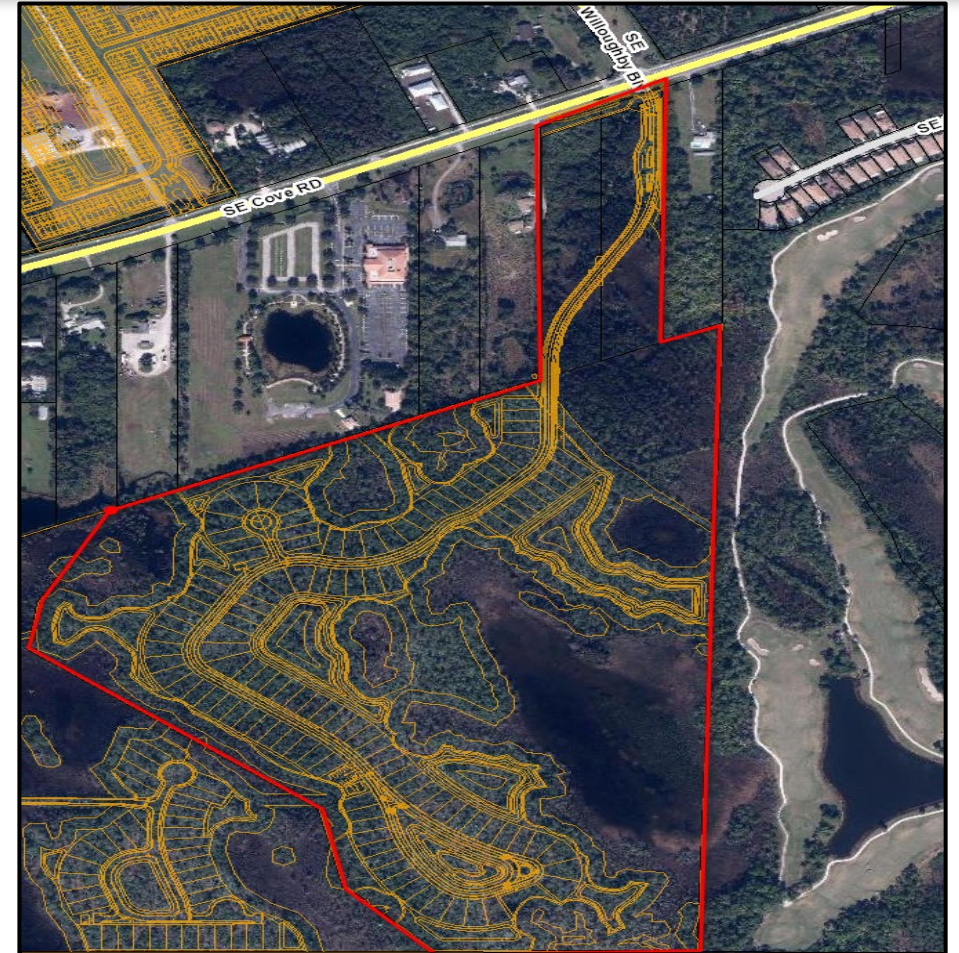
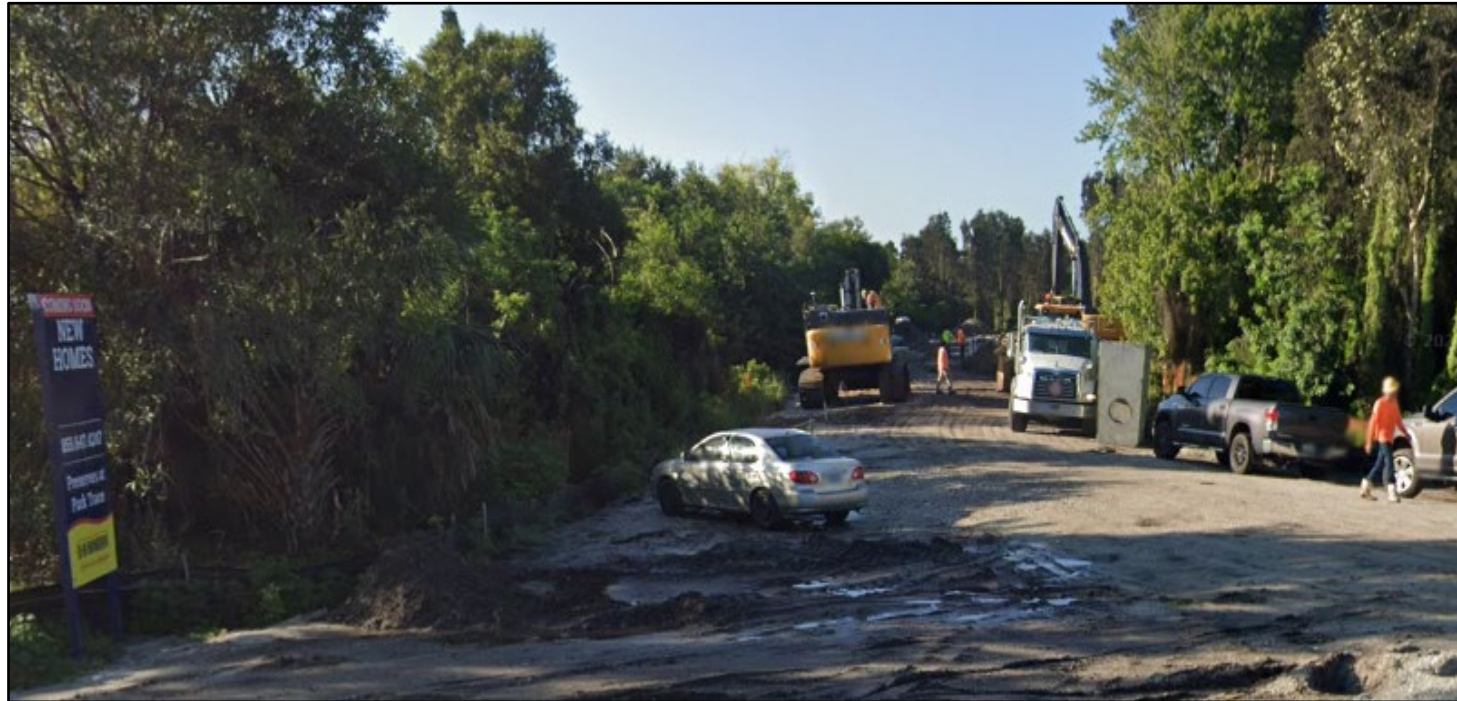


•313 Single Family



Highpointe

MARTIN COUNTY PROPERTY APPRAISER

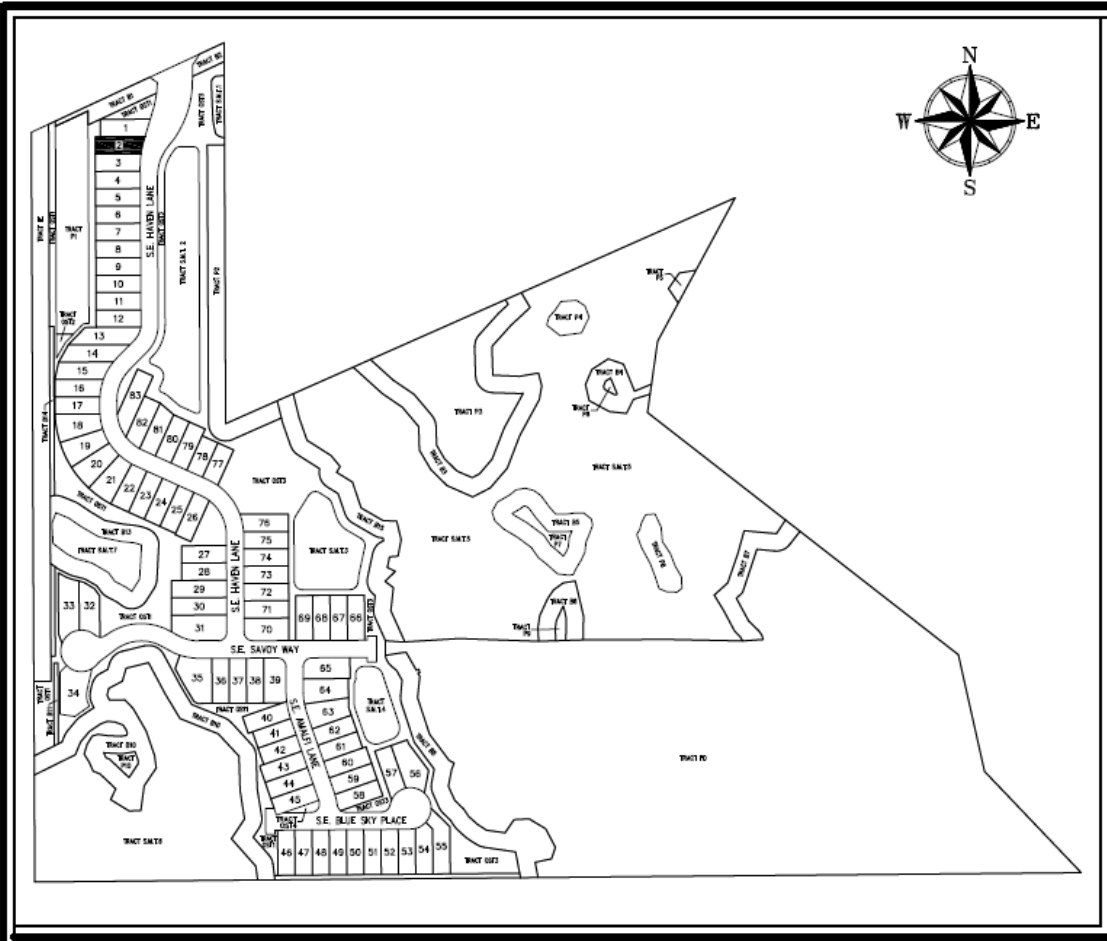


- 114 Single Family Detached
- Floorplans ranging 1,641-2,645
- 3-5 Bedroom, 2-3 Bathrooms
- Estimated Opening: TBD



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

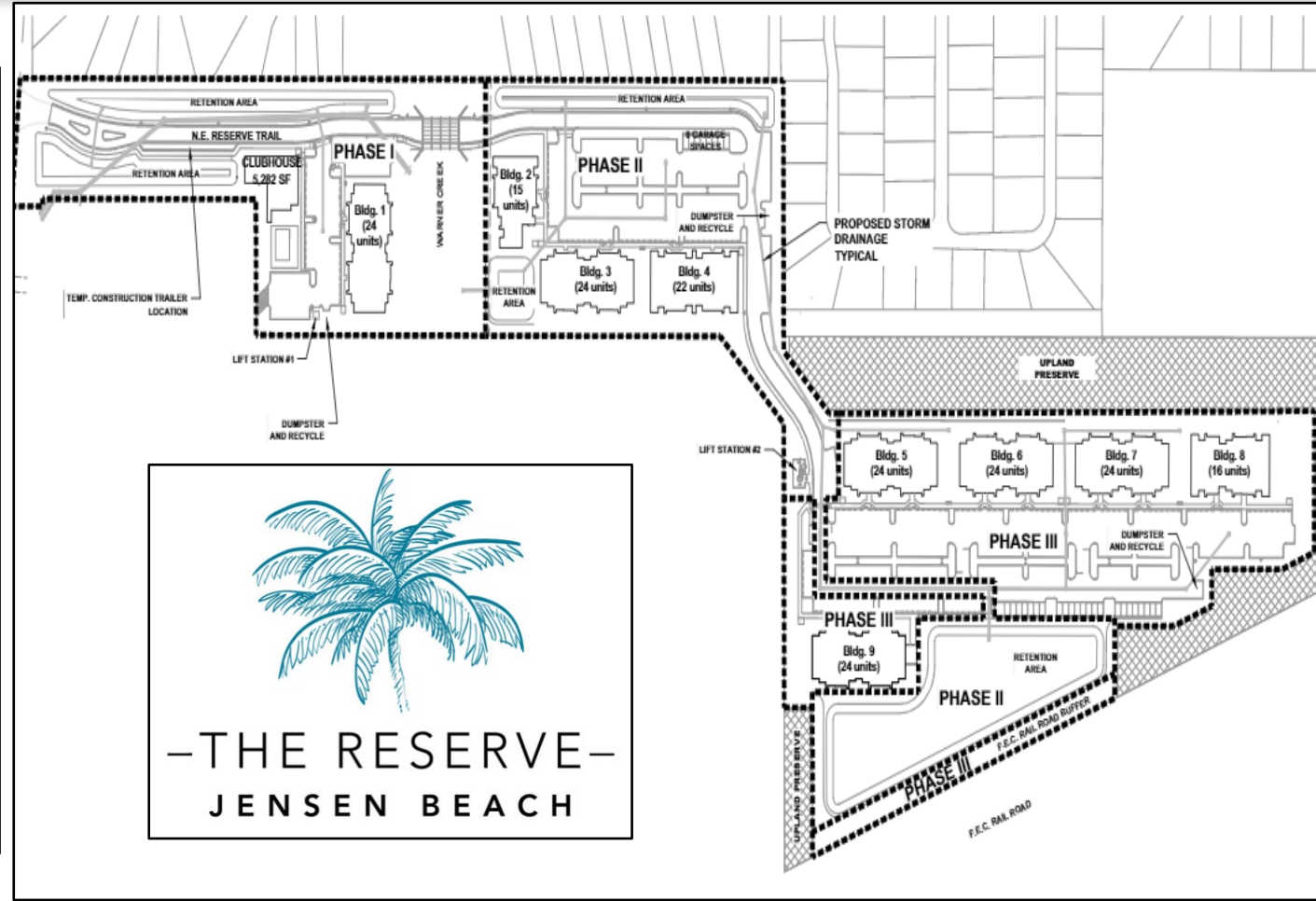


INDIGO
STUART



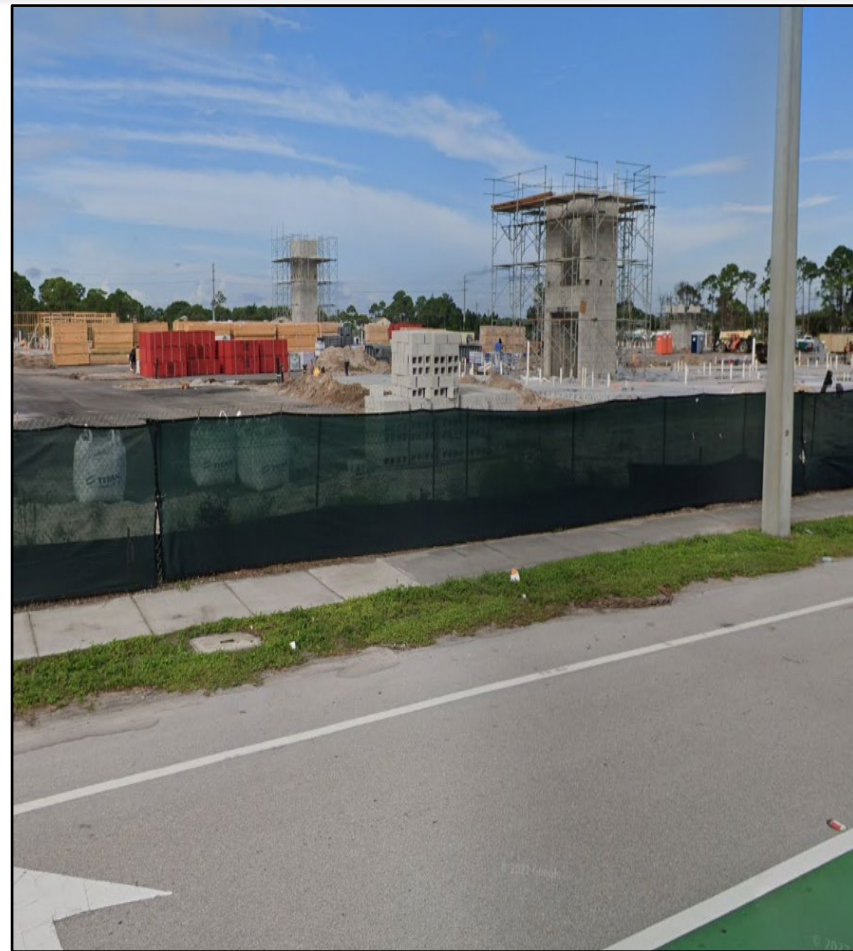
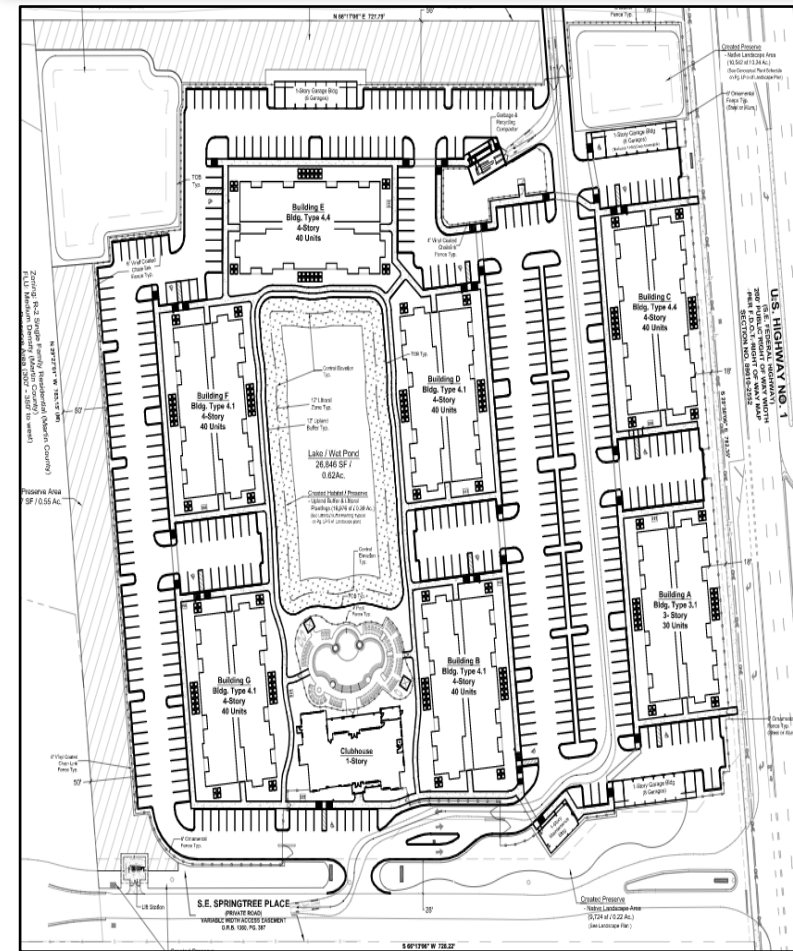
Indigo

MARTIN COUNTY PROPERTY APPRAISER



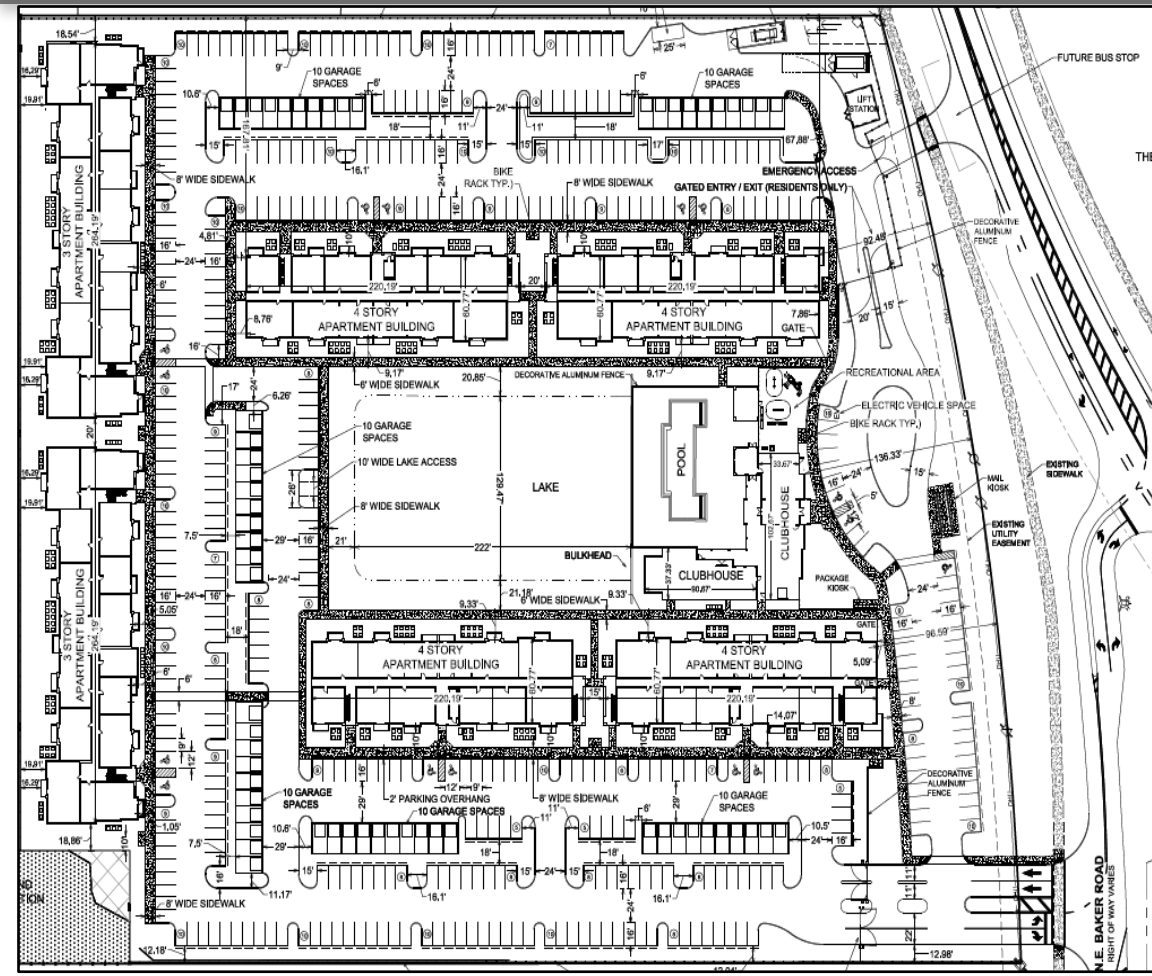
The Reserve At Jensen Beach

MARTIN COUNTY PROPERTY APPRAISER



Volaris

MARTIN COUNTY PROPERTY APPRAISER



River North (aka Savannah Place)

MARTIN COUNTY PROPERTY APPRAISER



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

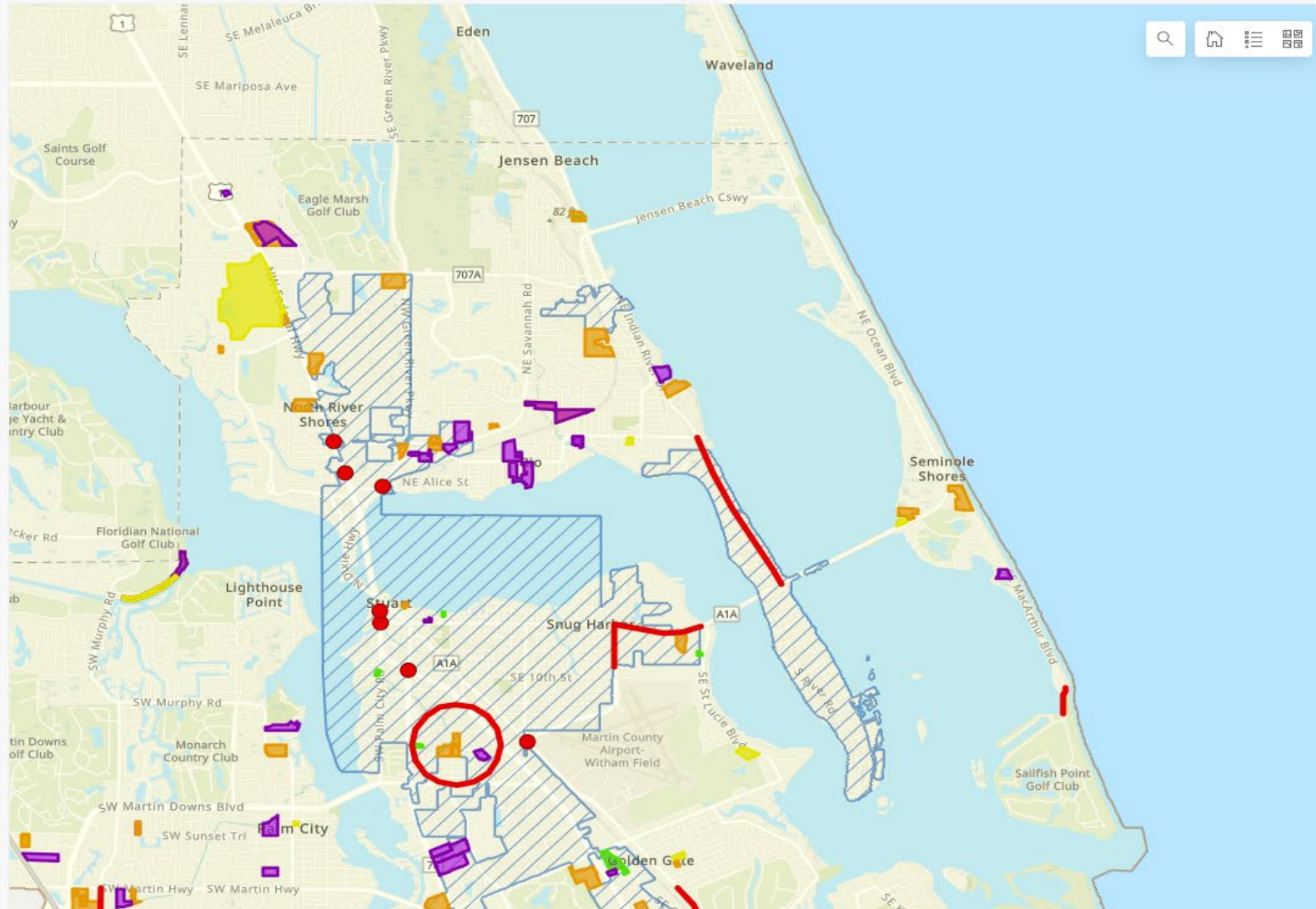
None

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 Updates

MARTIN COUNTY PROPERTY APPRAISER

REAL PROPERTY SEARCH

Real Property records can be found using the Parcel ID, Account Number, Subdivision, Address, or Owner Last Name.

TIP: When searching by address, enter street number and street name only. (Enter 555 Main when trying to locate the property at 555 SE Main Street, Stuart, FL. 34994)

All
 Parcel ID
 Owner
 Subdivision
 Account
 Address

blowing rocks

Subdivisions

BLOWING ROCKS

REAL PROPERTY SALES SEARCH >

SUBDIVISION SEARCH >

Real Property Search

Real Property records can be found using the Parcel ID, Account Number, Subdivision, Address, or Owner Last Name.

All
 Parcel ID
 Owner
 Subdivision
 Account
 Address

BLOWING ROCKS

EXPORT LIST TO TABLE (.CSV) EXPORT LIST TO LABELS (.PDF)

Show 20 entries Showing 1 to 20 of 28 entries

Parcel ID	AIN	Address	Owner	Subdivision	Links
35-38-42-003-000-00220-9	57343	SOUTH BEACH RD JUPITER ISLAND FL	NATURE CONSERVANCY	BLOWING ROCKS	📍 👤 📄
35-38-42-003-000-00221-8	57344	500 SOUTH BEACH RD JUPITER ISLAND FL	GERDA M BENSON QUALIFIED PERSONAL RESIDENCE TRUST	BLOWING ROCKS	📍 👤 📄
35-38-42-003-000-00250-2	57346	505 SOUTH BEACH RD JUPITER ISLAND FL	BRENDA M BAILEY QUALIFIED PERSONAL RESIDENCE TRUST NO 1 GARY S BAILEY CREDIT SHELTER TRUST	BLOWING ROCKS	📍 👤 📄
35-38-42-003-000-00270-8	57348	507 SOUTH BEACH RD JUPITER ISLAND FL	BOHNETT CLARE H	BLOWING ROCKS	📍 👤 📄
35-38-42-003-000-00271-7	57349	506 SOUTH BEACH RD JUPITER ISLAND FL	ROLLO CHRISTOPHER ROLLO LISA RIGGIO	BLOWING ROCKS	📍 👤 📄
35-38-42-003-000-00281-5	57350	509 SOUTH BEACH RD JUPITER ISLAND FL	BEACH BUDHA LLC	BLOWING ROCKS	📍 👤 📄
35-38-42-003-000-00290-4	57351	511 SOUTH BEACH RD JUPITER ISLAND FL	BEACH BUDHA LLC	BLOWING ROCKS	📍 👤 📄
35-38-42-003-000-00320-8	57352	517 SOUTH BEACH RD JUPITER ISLAND FL	JEFFREY ADAM CITRON 2019 FLORIDA QPRT	BLOWING ROCKS	📍 👤 📄
35-38-42-003-000-00321-7	57353	516 SOUTH BEACH RD JUPITER ISLAND FL	SCHIRALLI ANGELO P & BONNIE	BLOWING ROCKS	📍 👤 📄
35-38-42-003-000-00331-5	57355	518 SOUTH BEACH RD JUPITER ISLAND FL	BLAZIE DEANE B BLAZIE LYNN M	BLOWING ROCKS	📍 👤 📄
35-38-42-003-000-00340-4	57356	521 SOUTH BEACH RD JUPITER ISLAND FL	RUMMELL PETER RUMMELL LEE ANN	BLOWING ROCKS	📍 👤 📄
35-38-42-003-000-00341-3	57357	520 SOUTH BEACH RD JUPITER ISLAND FL	ROGERS GARY L & CHARLOTTE A	BLOWING ROCKS	📍 👤 📄
35-38-42-003-000-00350-1	57358	525 SOUTH BEACH RD JUPITER ISLAND FL	SAUL JULIAN D & ANITA	BLOWING ROCKS	📍 👤 📄
35-38-42-003-000-00351-0	57359	524 SOUTH BEACH RD JUPITER ISLAND FL	CHARLES E POMPEA INVESTMENT MGMT TRUST	BLOWING ROCKS	📍 👤 📄
35-38-42-003-000-00360-9	57360	527 SOUTH BEACH RD JUPITER ISLAND FL	IANUZZI EVELYN L/E	BLOWING ROCKS	📍 👤 📄

New Subdivision Search allows you to query a list of all parcels within a subdivision. We are using the platted name and commonly knows subdivision name. Results page includes a new field with Subdivision name.

MARTIN COUNTY PROPERTY APPRAISER

Tools & Resources

Our Office

Data Downloads

Property Tax Estimator

Printable Handouts

Educational Videos

Tax Roll & Millage Data

Property Fraud Alert

Bill of Rights

Property Damage Information

Frequently Asked Questions

Property Damage Information

A calamity occurs when your home is physically damaged or destroyed by an event beyond your control. Events such as fire or hurricanes would qualify as calamity. This applies to both homesteaded and non-homesteaded property. It is the responsibility of the homeowner to notify the Office of the Property Appraiser of damage or destruction as soon as possible.

Any damage or destruction that occurred due to calamity or misfortune will be reflected as of January 1 of the following tax roll year. The Property Appraiser will consider the condition of the property as of January 1 and any repairs that have been made and completed by January 1, will be taken into account. Since the valuation of your property is done in arrears, the recognition of damage still present as of January 1, cannot be accounted for until the following tax roll year.

Under normal circumstances, any improvements made to your property would be assessed at full market value once substantially completed. However, under the calamity provision, any changes, additions or improvements made to the dwelling as a result of calamity, are protected from being assessed at full market value.

Under the Florida Statutes, if your improvements are damaged or destroyed by misfortune or calamity, the assessed value may not be increased due to the required changes, additions or improvements that replace all or a portion of the property when:

- The total square footage of the homestead property as changed or improved does not exceed 1,500 square feet; or
- The square footage of the homestead property as changed or improved does not exceed 110 percent of the square footage in existence prior to the damage or destruction.

Once repaired or rebuilt and deemed substantially complete, the dwelling will be assessed as if the damage or destruction had not occurred.

Changes, additions or improvements that exceed 110 percent of the original square footage prior to the calamity or that exceed the 1500 square foot limitation will be assessed at Just Value for those portions that exceed those thresholds.

Important: Changes, additions or improvements must commence within three (3) years after January 1, following the damage or destruction of the homestead.

Added New page for Property Damage Information.

MARTIN COUNTY PROPERTY APPRAISER

Tools & Resources

Our Office

Data Downloads

Property Tax Estimator

Printable Handouts

Educational Videos

Tax Roll & Millage Data

Property Fraud Alert

Bill of Rights

Property Damage Information

Frequently Asked Questions

Refund of Taxes

Refund of taxes for **residential** improvements rendered uninhabitable by a catastrophic event (**197.319 F.S.**)– The property owner may request a refund for taxes originally levied and paid for the year any catastrophic event, or calamity or event of misfortune (example: fire or hurricane) that renders one or more residential improvements uninhabitable for at least 30 days. This does not include damage caused, directly or indirectly, by the property owner with the intent to damage or destroy the residential improvement and does not include structures that are not essential (Ex: detached garage, pool, or land) to the use and occupancy of the residential dwelling. An application is filed with the property appraiser by March 1 of the year following the event. The property appraiser may request additional supporting documentation to determine whether the applicant is entitled to a refund. If entitled, the property appraiser must issue an official written statement to the tax collector within 30 days after the determination, but no later than by April 1. The tax collector shall calculate the damage differential pursuant to this section and processes a refund in an amount equal to the catastrophic event refund.

- [Application DR-465](#)
- Effective on the 2023 tax roll and expires July 1, 2025.

For all questions or concerns, please call our office to speak with one of our professionals.

Added information about new legislation for Refund of Taxes due to improvements rendered uninhabitable.

MARTIN COUNTY PROPERTY APPRAISER

Other Exemptions & Benefits

Forms

E

Disability Exemptions

First Responder & Disabled Veterans Exemption

Senior Exemptions

Active Duty Military Exemption

Widow/Widower Exemption

Business Exemptions

Non-Homestead 10% Cap

Non-Homestead and Non-Residential 10% Cap Limitation

In 2008, a constitutional amendment was passed stating that the assessed value on all non-homestead and non-residential real property shall not exceed ten (10%) from the prior year. The statutory language breaks this cap out into two categories called **non-homestead** real property and **non-residential** real property. This cap does not apply to the School Board portion of property taxes.

Non-homestead Residential real property is categorized as nine (9) or fewer dwelling units and residential vacant land. Any portions of this real property receiving a homestead exemption cannot also receive the 10% cap. More information about the assessment limitation in this category can be found in [\(F.S. 193.1554\)](#).

Non-residential real property is all other property that is not receiving assessment limitations for agricultural classification, conservation lands, inventory and livestock, homestead exemption and the non-homestead residential cap. More information about the assessment limitation in this category can be found in [\(F.S. 193.1555\)](#).

What is Non-Homestead & Non-Residential assessment limitation?

The Non-Homestead and Non-Residential assessment limitations limit the assessed value from increasing more than 10% each year, regardless of the market value increase. This cap does not apply to the School Board portion of property taxes.

Do you have to apply for the Non-Homestead or Non-Residential assessment limitation?

Can all real property types benefit from the Non-Homestead and Non-Residential assessment limitation?

When does the Non-Homestead and Non-Residential assessment limitations reset?

If a business is sold and its holdings consist of real property, does that constitute a transfer?

What happens to my 10% cap if I file for the homestead exemption?

Added information about Non-Homestead 10% Cap with FAQs.

MARTIN COUNTY PROPERTY APPRAISER

Business & Agriculture

Tools & Resources

Data Downloads

Property Tax Estimator

Printable Handouts

Educational Videos

Tax Roll & Millage Data

Property Fraud Alert

Bill of Rights

Property Damage Information

Frequently Asked Questions

Printable Handouts

2022 Informational Supplement to Notice of Proposed Property Taxes
A MESSAGE FROM YOUR PROPERTY APPRAISER

Dear Homeowner,

Your Notice of Proposed Property Taxes has been mailed to you. This is not your Notice of Proposed Property Taxes. The 2022 Informational Supplement to your Notice of Proposed Property Taxes is a separate document that provides you with information regarding property taxes, exemptions, and more. You will receive your Notice of Proposed Property Taxes in the mail in the next few weeks. The 2022 Informational Supplement to your Notice of Proposed Property Taxes is a separate document that provides you with information regarding property taxes, exemptions, and more. You will receive your Notice of Proposed Property Taxes in the mail in the next few weeks.

NO VOLLAGE ADOPTION
Martin County Property Appraiser
www.pa.martinfla.com • 1-772-285-5000

2022 TRIM Informational Supplement

HOMESTEAD EXEMPTION

As a property owner in Florida, homestead exemption is the way to reduce the amount of real estate taxes you pay on your primary residence in the State of Florida. If you own property and desire the protection of homestead exemption, you must file an application for homestead exemption with the County Property Appraiser's Office.

Two (2) Ways to File!

1. Mail up at the end of each month!
3400 Westgate Lane, 10, Suite 10
Boca Raton, Florida 33433
9:00 AM - 5:00 PM, Monday - Friday
1910 West Dixie, Suite 1000, West Palm Beach, Florida 33411
9:00 AM - 5:00 PM, Monday - Friday
2. Apply online at www.pa.martinfla.com

NO VOLLAGE ADOPTION
Martin County Property Appraiser
www.pa.martinfla.com • 1-772-285-5000

Homestead Exemption, Save Our Homes & Portability

MARRIED? DIVORCED? WIDOWED?

If you get married, divorced, or are newly widowed, please contact our Office to avoid losing your homestead exemption!

MARRIED?

- Homestead exemption benefits may be transferred to a new primary residence.
- If both you and your spouse own homesteaded property, you may choose to transfer the homestead exemption to either you or your spouse to avoid the loss of homestead exemption.
- If you are newly married, you may choose to transfer the homestead exemption to either you or your spouse to avoid the loss of homestead exemption.

DIVORCED?

- If you are newly divorced, you may choose to transfer the homestead exemption to either you or your spouse to avoid the loss of homestead exemption.

WIDOWED?

- If you are newly widowed, you may choose to transfer the homestead exemption to either you or your spouse to avoid the loss of homestead exemption.

NO VOLLAGE ADOPTION
Martin County Property Appraiser
www.pa.martinfla.com • 1-772-285-5000

NEW! Married? Divorced? Widowed?

Difference Between a Property Appraiser and Tax Collector

In your Martin County Property Appraiser's office, you will find two professionals who are responsible for the collection and distribution of property taxes. The Property Appraiser is responsible for the assessment and valuation of property, while the Tax Collector is responsible for the collection and distribution of property taxes.

Martin County Tax Collector	Martin County Property Appraiser
Job Description: The Tax Collector is responsible for the collection and distribution of property taxes. This includes the assessment and valuation of property, the collection of property taxes, and the distribution of property taxes to the appropriate agencies.	Job Description: The Property Appraiser is responsible for the assessment and valuation of property. This includes the assessment and valuation of property, the collection of property taxes, and the distribution of property taxes to the appropriate agencies.
Other Services: • Provide information on property tax exemptions. • Provide information on property tax appeals. • Provide information on property tax liens. • Provide information on property tax refunds. • Provide information on property tax delinquency.	Other Services: • Provide information on property tax exemptions. • Provide information on property tax appeals. • Provide information on property tax liens. • Provide information on property tax refunds. • Provide information on property tax delinquency.

NO VOLLAGE ADOPTION
Martin County Property Appraiser
www.pa.martinfla.com • 1-772-285-5000

Difference Between a Property Appraiser and Tax Collector

NEW HOMEBUYER TIMELINE - PLAN AHEAD!!

When buying a home, you should plan ahead to ensure that the property taxes will not be a surprise. The Property Appraiser's Office can help you understand the property tax process and provide you with the information you need to make informed decisions.

2023

- **APPLY** - Apply for homestead exemption and other exemptions.
- **ASSESS** - The Property Appraiser's Office will assess the property and determine the value.
- **RECEIVE** - You will receive your Notice of Proposed Property Taxes.

2024

- **APPLY** - Apply for homestead exemption and other exemptions.
- **ASSESS** - The Property Appraiser's Office will assess the property and determine the value.
- **RECEIVE** - You will receive your Notice of Proposed Property Taxes.

NEW! TOOL!

We have a new tool that will help you understand the property tax process and provide you with the information you need to make informed decisions.

NO VOLLAGE ADOPTION
Martin County Property Appraiser
www.pa.martinfla.com • 1-772-285-5000

NEW! New Home Buyer Timeline

LIMITED INCOME SENIOR EXEMPTION

The Limited Income Senior Exemption is another way to reduce the amount of taxes you pay. Most seniors save an average \$170 - \$248 each year!

- The eligible requirement for the original \$250,000 homestead exemption is reduced to \$100,000.
- At least one of the owners must be 65 years of age or older and be a Florida resident.
- The value of the home must be less than \$100,000.
- All unapplied taxes for the home are required to be paid for the prior year.
- An application for this exemption can be completed by mail or in person.

PLUS

Additional Exemption

Qualify applicants may benefit by having their County portion of property taxes waived from October 1st through the end of the year. The amount may vary depending on the value of the home.

NO VOLLAGE ADOPTION
Martin County Property Appraiser
www.pa.martinfla.com • 1-772-285-5000

Limited Income Senior Exemption

12 Printable Handouts available in pdf format can be found under Tools & Resources.