



Martin County Property Appraiser  
Jenny Fields, CFA



NEW  
HOMEOWNER  
ANNUAL  
TIMELINE



# PROPERTY TAX ESTIMATOR TOOL

## PLAN AHEAD & BE PREPARED

Looking to buy a home

- Help you estimate your taxes

New Owners

- Help you plan your mortgage & tax payments

The screenshot shows the website for the Martin County Property Appraiser, Jenny Fields, CFA. The header includes navigation links for Home, Contact, and a search bar. The main navigation menu contains: Searches, Homestead Exemption, Tools & Downloads, Forms, Learn More, News & Announcements, and Our Office. The 'REAL PROPERTY SEARCH' section provides instructions on how to search and includes a 'SEARCH' button. The 'QUICK LINKS' section lists several services, with 'Property Tax Estimator' circled in red. A portrait of Jenny Fields is shown on the right, along with a commitment statement.

HOME CONTACT 3473 SE Willoughby Blvd., Suite 101, Stuart, FL 34994 (772) 288-5608 Information Requests WEBSITE CONTENT SEARCH

MARTIN COUNTY PROPERTY APPRAISER Jenny Fields, CFA

Searches Homestead Exemption Tools & Downloads Forms Learn More News & Announcements Our Office

**REAL PROPERTY SEARCH**

Real Property records can be found using the Parcel ID, Account Number, 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)

Owner, Address, Parcel ID, Account

SEARCH

REAL PROPERTY SALES SEARCH >

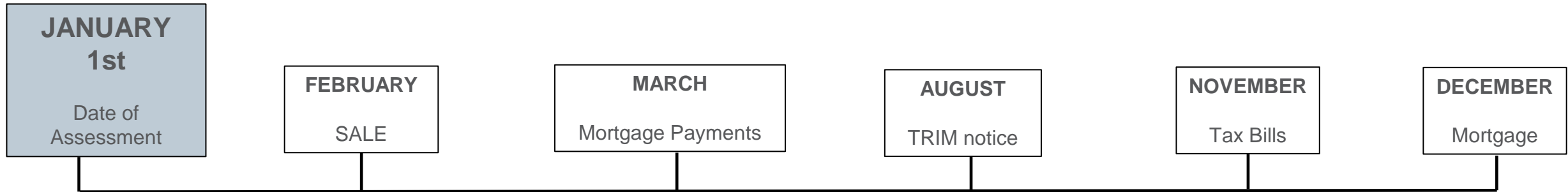
**QUICK LINKS**

- File Online for Homestead Exemption
- 2021 Real Property TRIM Notices
- 2021 Tangible Personal Property TRIM Notices
- Property Tax Estimator
- Change your Mailing Address
- Data Downloads

We are committed to helping you understand the valuation process and will take whatever time is needed to explain our procedures. We want to ensure you know who we are and what benefits are available to you. We promise to treat you with respect and understanding, and to deliver the outstanding customer service you deserve and expect.

# DATE OF ASSESSMENT

YEAR 2021



## JANUARY 1ST

The 2021 taxes will be based on property status as of January 1st.  
Status means:

**Substantially Complete  
New Construction**

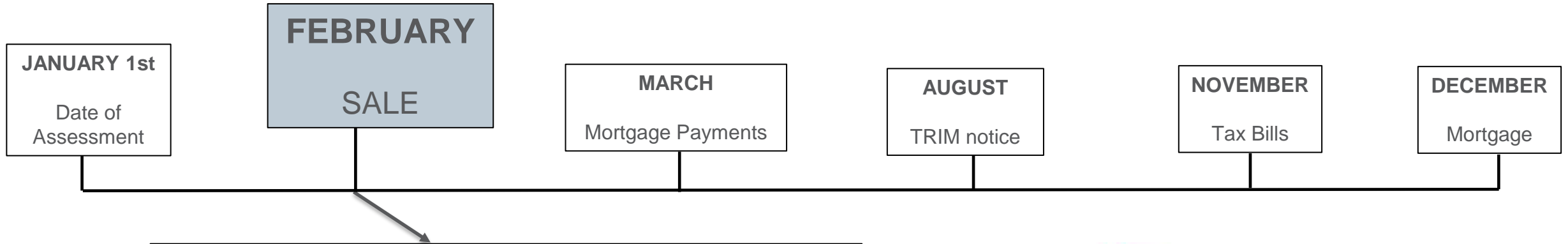
**2020 Market Sale Data**

**Property Condition**

**Homestead Exemption  
Qualifications**

# DATE OF SALE

YEAR 2021



**FEBRUARY**

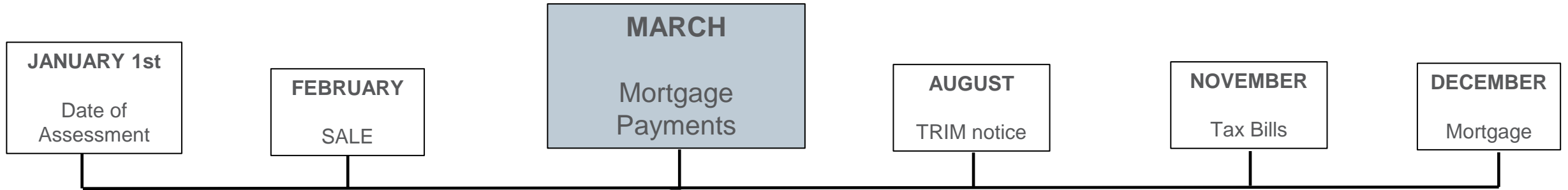
**SALE**

Existing owner sells their home to new buyer. Seller pays prorated 2021 taxes at closing



# MORTGAGE PAYMENT

## YEAR 2021



**MARCH**  
New owner begins mortgage payments



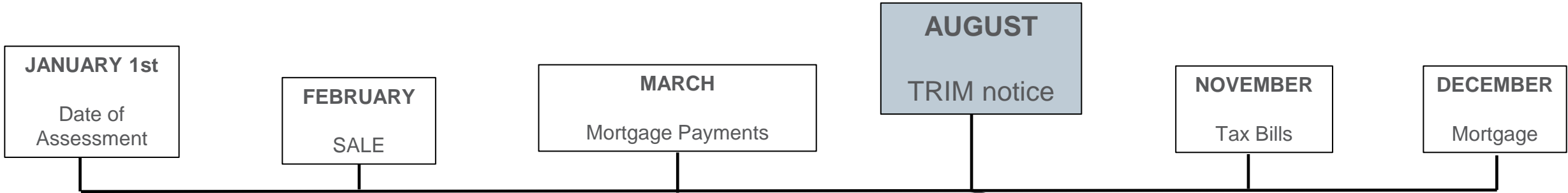
Payments are based off the 2020 tax bill

Which reflect the seller's exemptions & value limitations.

Buyer typically pre-files for their homestead exemption

# TRIM NOTICE

## YEAR 2021



Displays seller's exemptions & value limitations

Displays new market values using 2020 sales

New owner may assume exemptions are their own

**NOTICE OF PROPOSED PROPERTY TAXES**  
 MARTIN COUNTY TAXING AUTHORITIES  
 3475 SE WILLOWHAY BLVD., SUITE 101  
 STUART, FL 34986  
 (772) 299-6000

**DO NOT PAY**  
 THIS IS NOT A BILL

Account # 123456  
 Owners: JACK & JANE

**2021 REAL PROPERTY**  
 Parcel # 01-02-03-004-000-05678-9  
 Situs: 123 SW Sample Drive  
 Legal Description: Sample One Hundred, S 07 1/4 E 03 1/4 LOT 13, B.L. 4

**1** JACK & JANE SMITH  
 123 SW SAMPLE DR  
 STUART, FL 34987

**2**

**SAMPLE**

TAXING AUTHORITY	2020	2021	2020	2021	2020	2021	2020	2021
Martin County	370.000	18,277.9	3,665.24	375,800	0.000	3,665.24	18,277.9	3,565.84
State of Florida	370.000	0.000	0.00	375,800	0.000	0.00	0.000	0.000
School Dist of By Lake Blvd By State	395.000	2,180.0	903.87	430,800	2,454.0	988.32	2,180.0	1,027.75
Children Services Council	370.000	0.3910	133.55	375,800	0.3480	121.89	0.3910	135.51
South Florida Water Mgmt. Dist	370.000	8.124	42.41	375,800	0.1100	41.05	8.127	41.40
State Tax	370.000	8.110	29.51	375,800	0.1100	41.05	8.110	29.51
Everglades Const.	370.000	0.0367	55.53	375,800	0.0360	13.26	0.0360	13.26
Florida Int'l Nat'l Assn. Dist.	370.000	0.020	99.93	375,800	0.0360	16.78	0.020	11.19
<b>TOTAL AD VALOREM PROPERTY TAXES</b>		<b>6,145.26</b>			<b>4,006.30</b>			<b>6,247.43</b>

**PROPERTY APPRAISER VALUE INFORMATION**

REPORT VALUE	ASSESSED VALUE	ASSESSED VALUE
2020	400,000	425,000
2021	400,000	425,000

**3**

EXEMPTION	ASSessed VALUE	EXEMPTION VALUE	MARKET VALUE
SAVE OUR HOMES BENEFIT	ALL TAXES	80,000	124,000
EDUCATION EXEMPTION	ALL TAXES	0	0
HOUSING EXEMPTION	ALL TAXES	0	0
DISABILITY EXEMPTION	ALL TAXES	0	0
SENIOR CITIZEN EXEMPTION	ALL TAXES	0	0
UNEMPLOYED EXEMPTION	ALL TAXES	0	0
DISABLED EXEMPTION	ALL TAXES	0	0
WARRANTY EXEMPTION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0

**4**

**5**

**6**

**7**

**8**

**9**

3475 SE Willowhay Blvd., Suite 101  
 Stuart, FL 34986  
 Customer Service (772) 299-6000

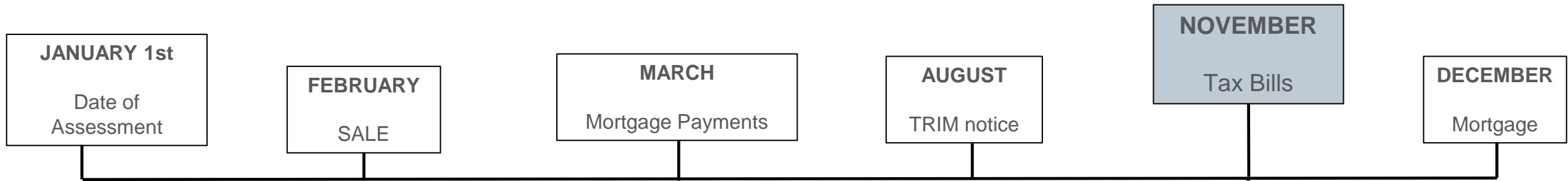
September 31, 2021

**AUGUST**

The Notice of Proposed Property Taxes (TRIM) is mailed to the new owner.

# TAX BILL

## YEAR 2021



Tax bill shows seller's exemptions & value limitations

New owner responsible for 2021 taxes



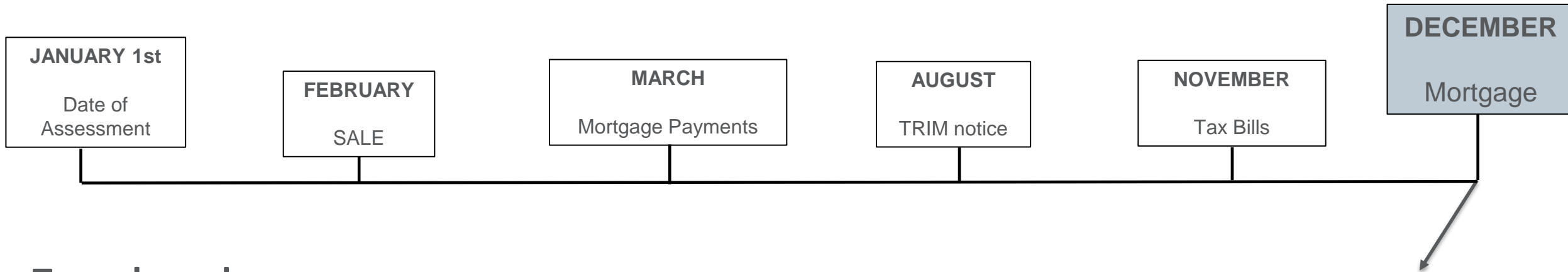
### NOVEMBER

Tax Bills are mailed to the new owner & mortgage company.



# ESCROW ADJUSTMENTS

## YEAR 2021



Taxes based on seller's exemptions & value limitations

Therefore minimal mortgage payment changes if any



## DECEMBER

Mortgage company begins escrow review of 2021 tax bill

# DATE OF ASSESSMENT

YEAR 2022

**JANUARY  
1st**  
Date of  
Assessment

**MARCH 1st**  
File for Homestead

**AUGUST**  
TRIM notice

**NOVEMBER**  
Tax Bills

**DECEMBER**  
Mortgage

**JANUARY 1st**

The 2022 taxes will be based on property status as of January 1st.  
Status means:

**Substantially Complete  
New Construction**

**2021 Market Sale Data**

**Property Condition**

**Homestead Exemption  
Qualifications**

# DEADLINE FOR HOMESTEAD

## YEAR 2022



**MARCH 1st**

Deadline for new owner  
to file for their  
homestead exemption



### ORIGINAL APPLICATION FOR HOMESTEAD AND RELATED TAX EXEMPTIONS

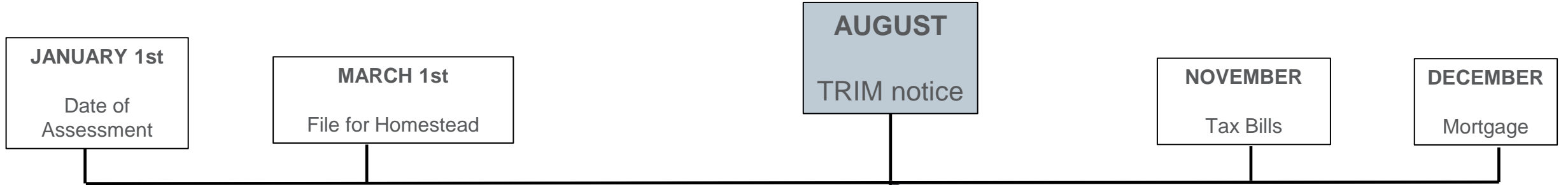
DR-501  
R. 01/21  
Rule 12D-16.002, F.A.C.  
Page 1 of 4  
Provisional

Permanent Florida residency required on January 1.  
Application due to property appraiser by March 1.

County Martin	Tax Year	Parcel ID
I am applying for homestead exemption, \$25,000 to \$50,000 <input type="checkbox"/> New <input type="checkbox"/> Change		
Do you claim residency in another county or state? Applicant? <input type="checkbox"/> Yes <input type="checkbox"/> No Co-applicant? <input type="checkbox"/> Yes <input type="checkbox"/> No		
	<b>Applicant</b>	<b>Co-applicant/Spouse</b>
Name		
*Social Security #		
Immigration #		
Date of birth		
% of ownership		
Date of permanent residency		
Marital status	<input type="checkbox"/> Single <input type="checkbox"/> Married <input type="checkbox"/> Divorced <input type="checkbox"/> Widowed	
Homestead address	Mailing address, if different	

# TRIM NOTICE

## YEAR 2022



This is the FIRST glimpse of new owner's info like:

- Approved Exemptions & Portability
- Proposed Taxes
- Market values derived from the 2021 sales

NOTICE OF PROPOSED PROPERTY TAXES  
MARTIN COUNTY TAXING AUTHORITIES  
3475 SE WILLOUGHBY BLVD., SUITE 101  
STUART, FL 34954  
(772) 288-5606

**DO NOT PAY**  
THIS IS NOT A BILL

**2021 REAL PROPERTY**  
Parcel # 01-02-03-004-000-05678-0  
Status 123 SW 5678 Drive  
Legal Description

Account # 123456  
Owner JACK & JANE SMITH  
123 SW 5678 DR  
STUART, FL 34907

**1** JACK & JANE SMITH  
123 SW 5678 DR  
STUART, FL 34907

**2**

**SAMPLE**

TAXING AUTHORITY	2021 MARKET VALUE				2021 MARKET VALUE			
	2021 MARKET VALUE	2021 MARKET VALUE	2021 MARKET VALUE	2021 MARKET VALUE	2021 MARKET VALUE	2021 MARKET VALUE	2021 MARKET VALUE	2021 MARKET VALUE
Martin County	370,000	18,2773	3,808.25	375,800	0.8056	3,808.31	18,272	3,808.47
State of Florida	370,000	8,080	0.00	375,800	0.8056	0.00	8,080	23.20
County School District	305,000	2,480	90.67	400,800	2.4046	98.02	2,480	1,002.73
By Local Board	265,000	2,080	1,411.42	400,800	3.3080	1,411.24	2,080	1,321.80
By State Law	370,000	8,280	123.28	375,800	0.3486	121.29	8,280	135.51
Florida District Court	370,000	8,120	42.41	375,800	0.1182	41.08	8,120	41.60
South Florida Water Reg. L. Dist.	370,000	8,115	26.33	375,800	0.1182	26.33	8,115	26.81
County Tax	370,000	8,037	35.33	375,800	0.8056	13.28	8,037	11.30
Low-Risk Credit	370,000	8,020	30.93	375,800	0.8056	16.76	8,020	11.30
Florida District Court	370,000	8,020	30.93	375,800	0.8056	16.76	8,020	11.30
<b>TOTAL AD VALOREM PROPERTY TAXES</b>		<b>61,616.28</b>				<b>6,026.30</b>		<b>6,242.42</b>

**PROPERTY APPRAISER VALUE INFORMATION**

PROPERTY VALUE	APPROXIMATE VALUE	APPROXIMATE VALUE
500,000	400,000	400,000
550,000	425,000	425,000

**4** 80,000

**5** 25,000

**6** 18,2773

**7** 3,808.25

**8** 0.8056

**9** 18,272

**3** 425,000

3475 SE Wiloughby Blvd, Suite 101  
Stuart, FL 34954  
Customer Service (772) 288-5606

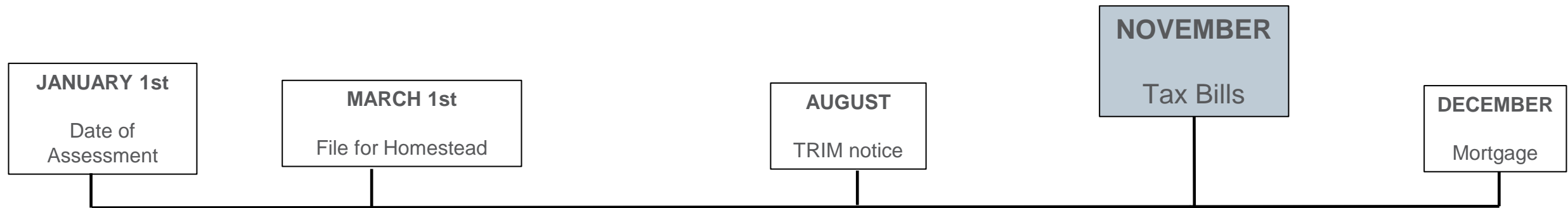
September 31st, 2022

# AUGUST

The Notice of Proposed Property Taxes (TRIM) is mailed to the new owner

# TAX BILL

YEAR 2022



Tax Bill NOW reflects  
new owner's values,  
exemptions & portability

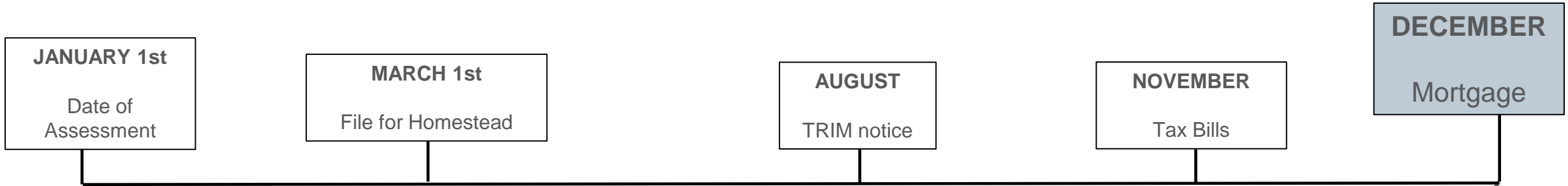


**NOVEMBER**

The 2022 Tax Bill is  
mailed to the new owner  
& mortgage company.

# ESCROW ADJUSTMENTS

## YEAR 2022



Mortgage company may now increase the monthly payments to make up for:

- The time since the sale (March 2021-Dec 2022) that they were not getting enough in escrow to cover the 2022 tax bill.
- Enough to cover the subsequent year (Jan 2023 – Nov 2023) to cover the 2023 tax bill

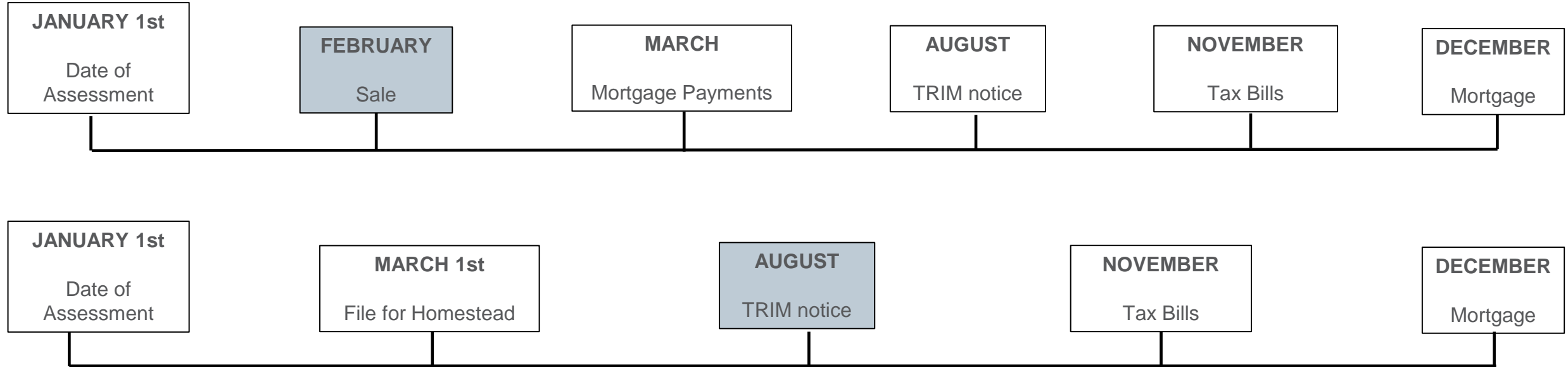


**DECEMBER**

Mortgage company begins escrow review of 2022 tax bill

# BE PREPARED PLAN AHEAD

## YEARS 2021 - 2022



It may be a year & a half before a new buyer sees what their taxes will be.

Using the property tax estimator helps prepare you for upcoming mortgage & tax payments.

Communicate this with your mortgage company

# COMMUNITY OUTREACH PROGRAM

## SOCIAL MEDIA



## PRESENTATIONS & PUBLICATIONS

## ADVERTISING & DIRECT MARKETING

## COMMUNITY SERVICE

## EVERYTHING IN BETWEEN

*“We are committed to getting you the information you need”*





- NEW WEBSITE FEATURES & ENHANCEMENTS
- WEBSITE DATA AND RESOURCES
- MAP SEARCHES AND FEATURES
- STATUS OF 2021 AD VALOREM TAX ROLL



# FUN FACTS – COUNTY WIDE

**95,697**

Real Property  
Parcels

**10,741**

Tangible Personal  
Property /  
Business Accts

**106,438**

Total Real Estate  
and Personal  
Property Accts

**75,003**

Residential  
Properties

**3,585**

Comm. & Industrial  
Properties

**2,159**

Agricultural  
Properties

**11**

Plats/Phases

**0.6% (577)**

Increase in Real Estate  
Parcels

**468**

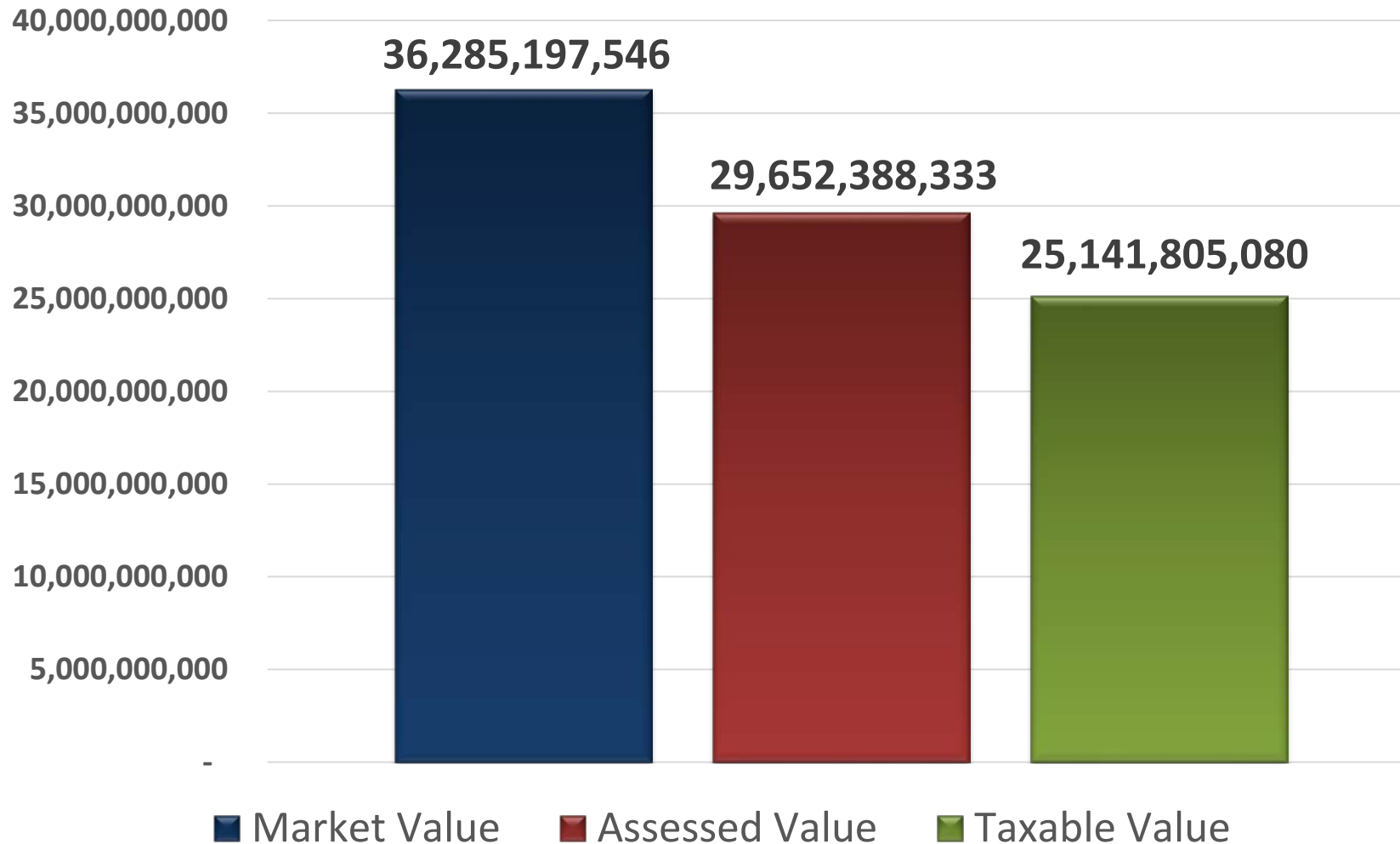
New Buildings  
Constructed

**393**

New Single-Family Homes

# FUN FACTS – COUNTY WIDE

Total County Values

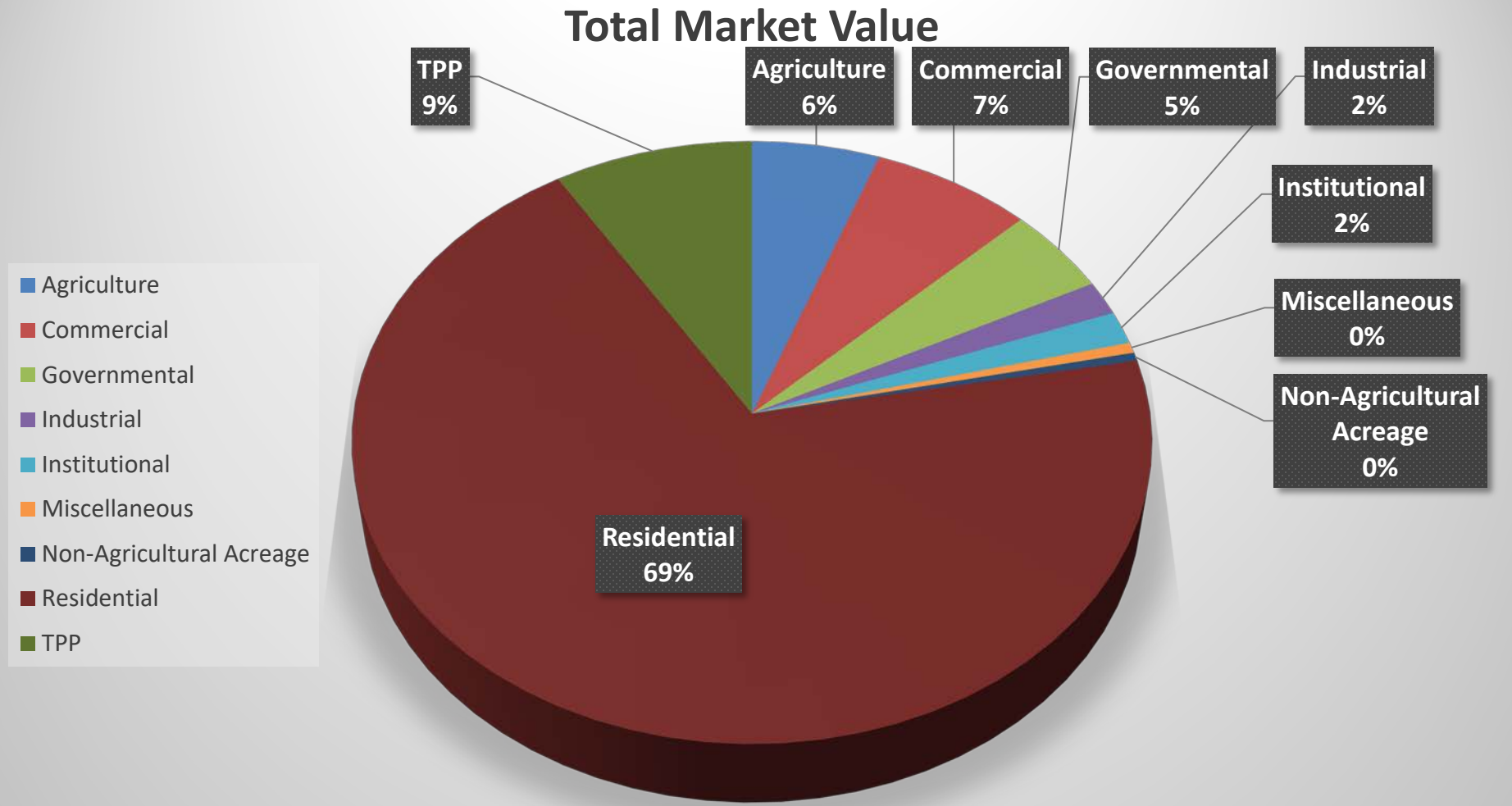


**\$36.28 Billion**  
Total Market Value

**\$29.65 Billion**  
Total Assessed Value

**\$25.14 Billion**  
Total Taxable Value

# COUNTY WIDE VALUE BY CATEGORY



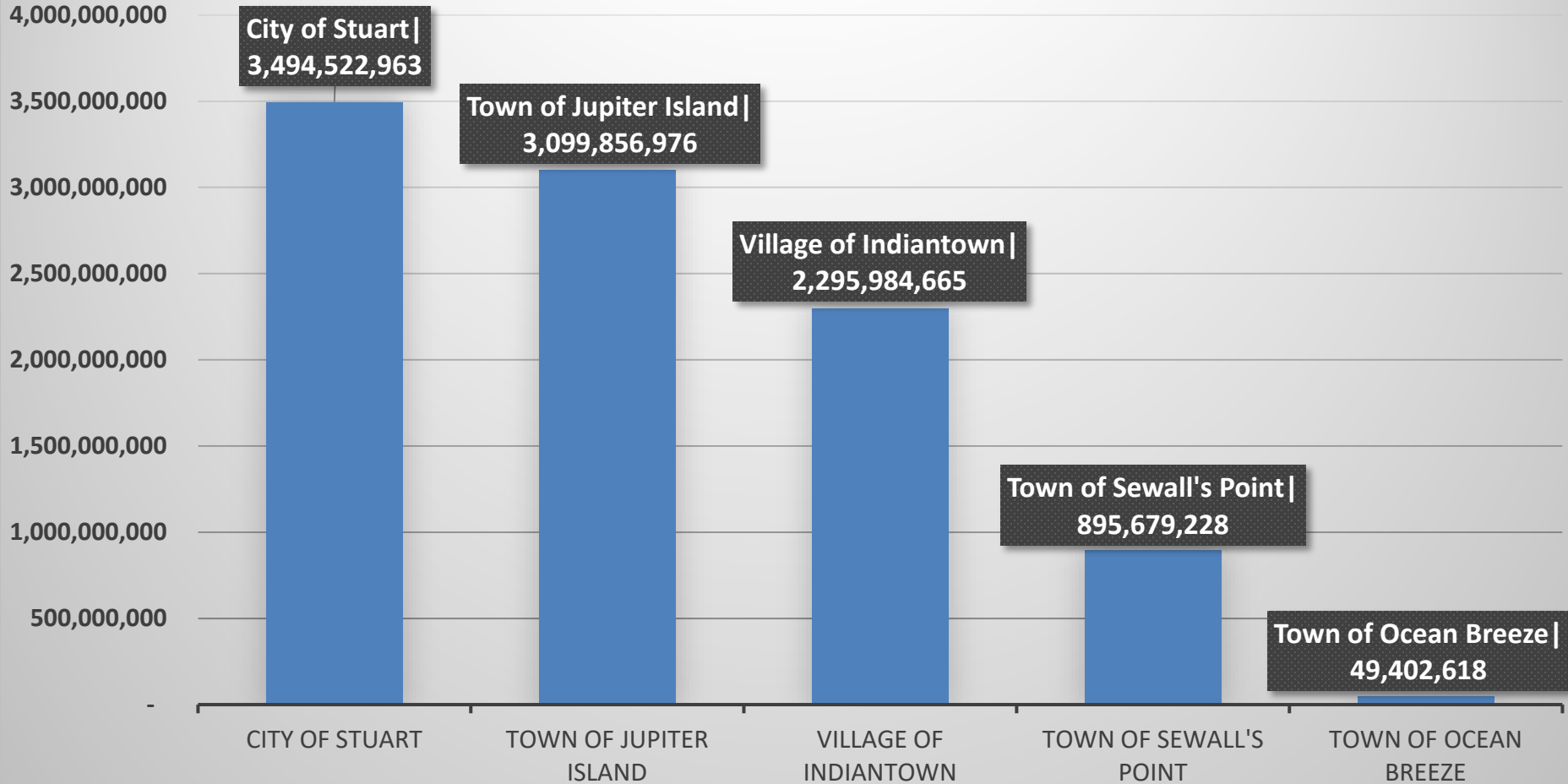
**\$25.05 Billion**  
Residential Market Value  
Increased 7.86% from 2020

**\$3.20 Billion**  
TPP Market Value  
Increased 1.99% from 2020

**\$2.59 Billion**  
Commercial Market Value  
Increased 4.06% from 2020

# MUNICIPAL TOTAL MARKET VALUE

Total Market Value



**Stuart**  
Increased 7.18% from 2020

**Jupiter Island**  
Increased 3.98% from 2020

**Indiantown**  
Decreased -.46% from 2020

**Sewall's Point**  
Increased 3.44% from 2020

**Ocean Breeze**  
Increased 12.7% from 2020

# FUN FACTS

**4,374**

Mobile  
Homes  
Owning Land

**17,806**

Sqft of A/C Space  
Largest House

# FUN FACTS



# FUN FACTS

**4,374**

Mobile  
Homes  
Owning Land

**17,806**

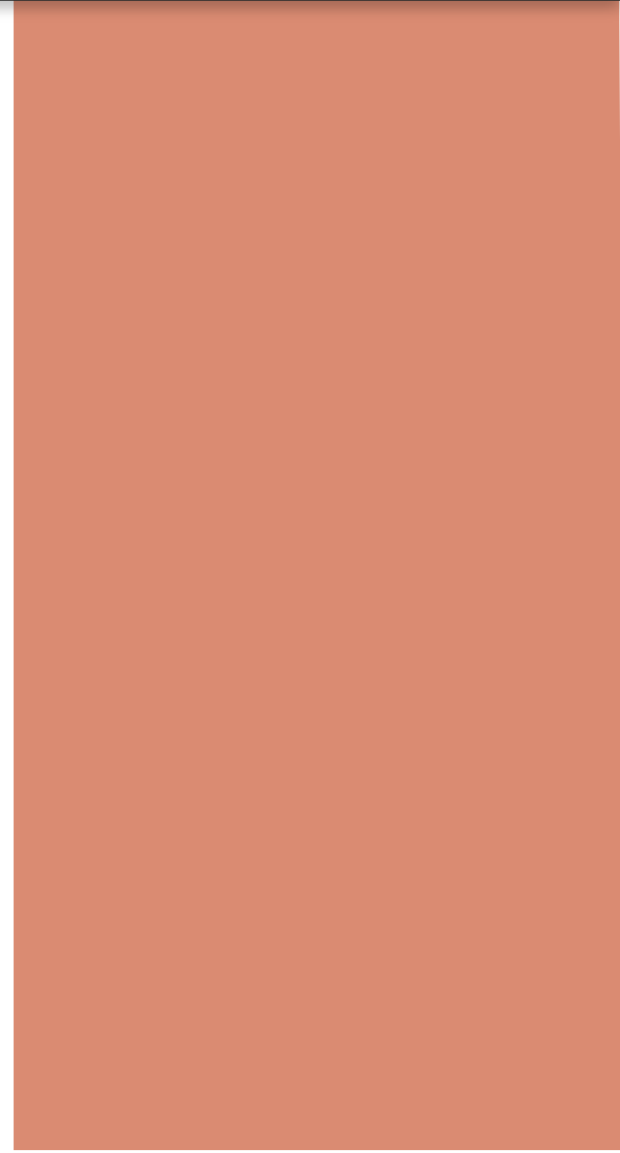
Sqft of A/C Space  
Largest House

**\$55 Mil**

Highest  
Single Family  
Home Sale  
2021



# FUN FACTS



# FUN FACTS

**4,374**

Mobile  
Homes  
Owning Land

**17,806**

Sqft of A/C Space  
Largest House

**\$55 Mil**

Highest  
Single Family  
Home Sale  
2021

**361**

Restaurants

**36**

Golf Courses

**185**

Parks &  
Conservation Areas

# UNUSUAL AGRICULTURAL ANIMALS

Zonkey



Ayam  
Cemani



"Buffy"  
The  
buffalo



Wooly  
Cow

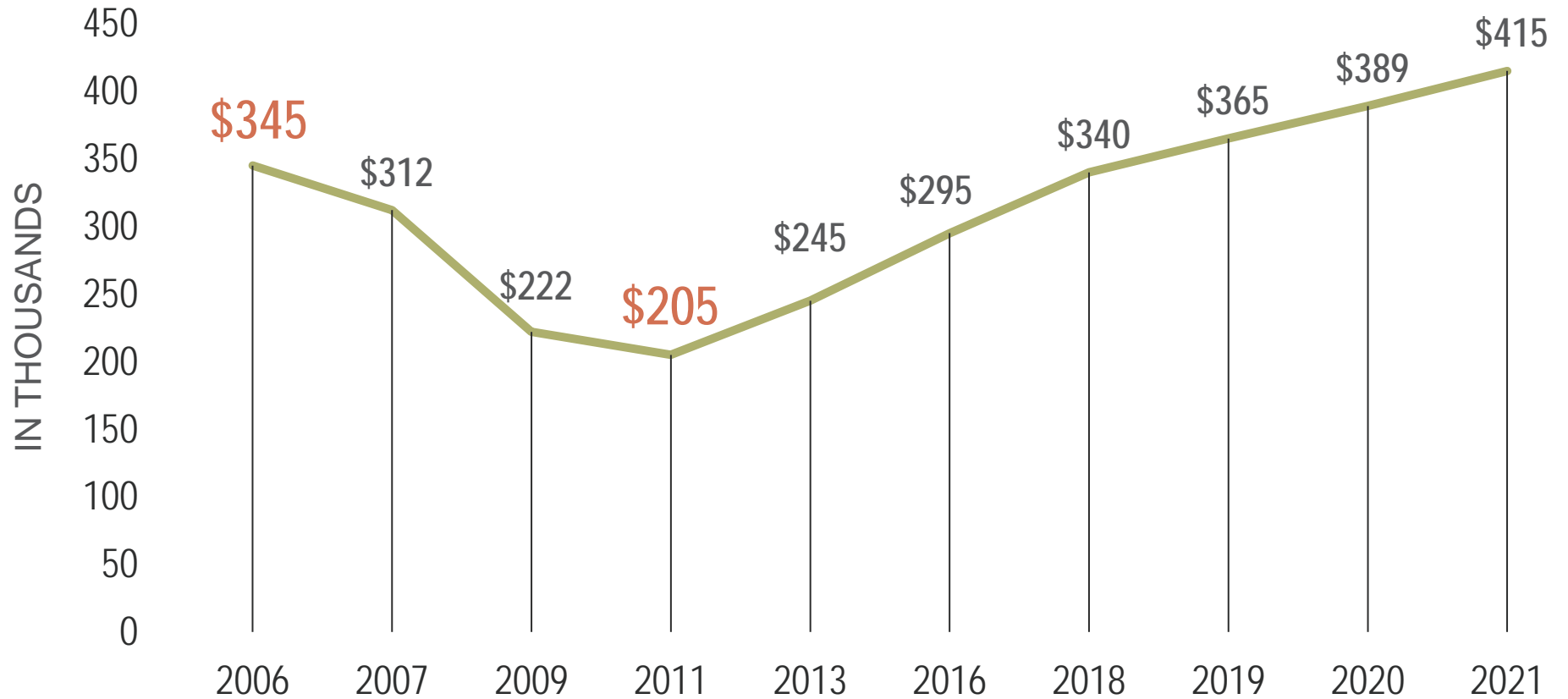


# TOP 5 TAXPAYER VALUES

\$2.37 Billion	1. Florida Power & Light Company
\$83 Million	2. Florida Southeast Connection
\$57 Million	3. Treasure Coast-JCP Assoc LTD
\$56 Million	4. Tiger Woods Properties
\$53 Million	5. Florida Gas Transmission Co

# MEDIAN SALE PRICE

## SINGLE FAMILY HOMES (ARMS LENGTH)



2006....\$345,000 (Peak)

2007.....\$312,000

2009.....\$222,500

2011.....\$205,000 (Low)

2013.....\$245,000

2016.....\$295,000

2018.....\$340,000

2019.....\$365,000

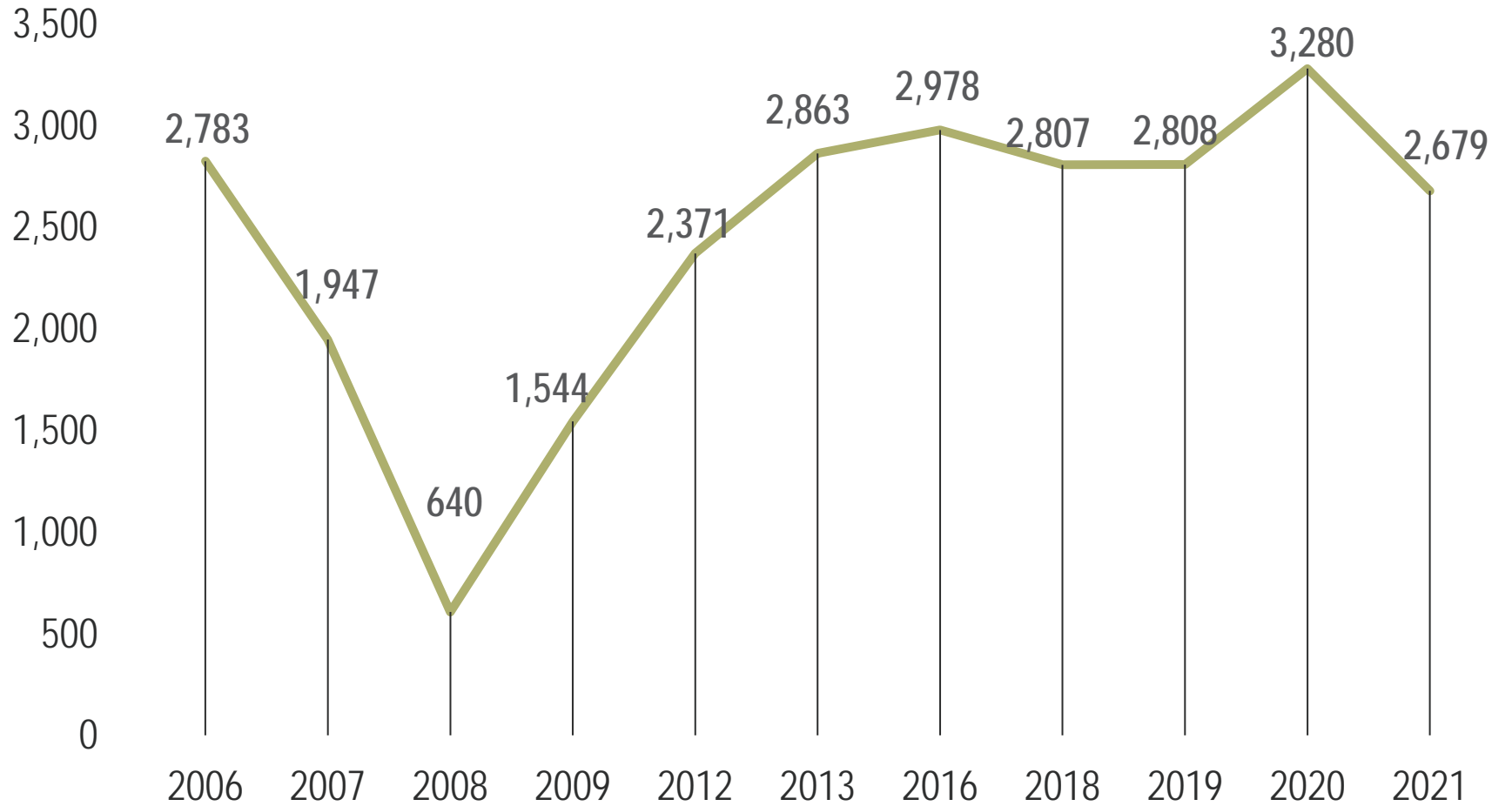
2020.....\$388,900

2021.....\$415,000 (Thru Aug)

# NUMBER OF SALES

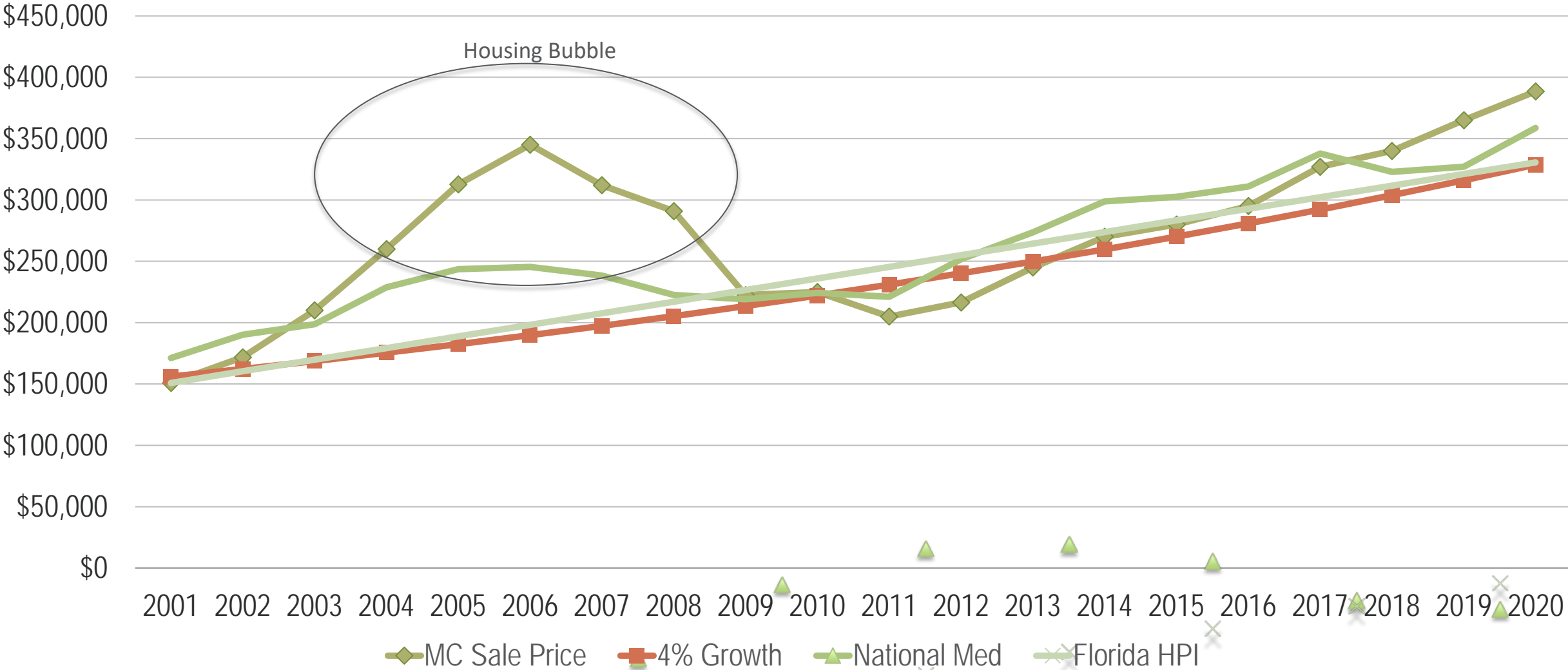
## SINGLE FAMILY - ARMS LENGTH

2006.....	2,825
2007.....	1,947
2008.....	607
2009.....	1,544
2012.....	2,371
2013.....	2,863
2016.....	2,978
2018.....	2,807
2019.....	2,808
2020.....	3,280
2021.....	2,679(Thru Aug)



# MEDIAN SALE PRICE

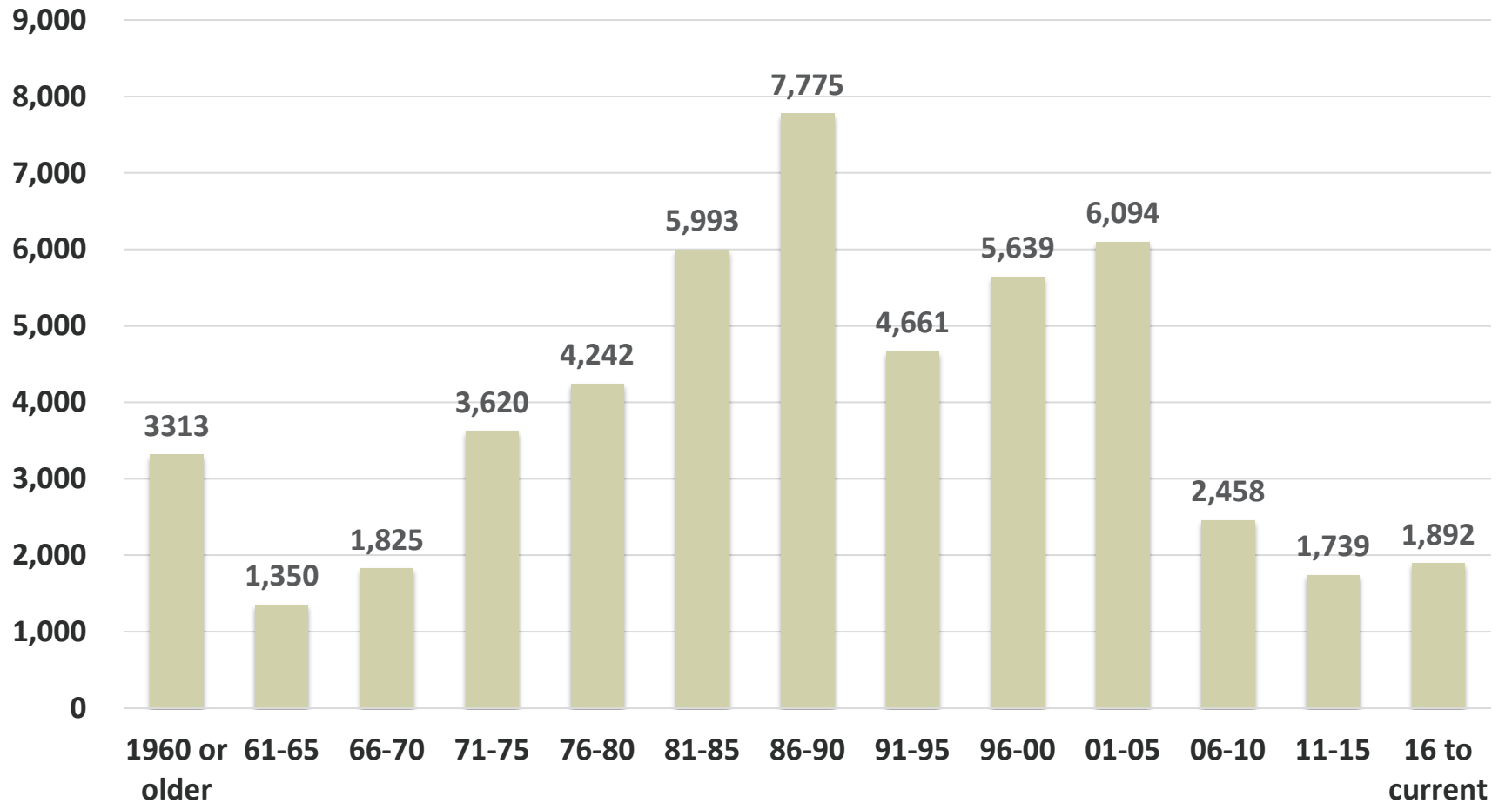
## SINGLE FAMILY HOMES



# HISTORY OF SINGLE-FAMILY NEW CONSTRUCTION

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.....	1,892

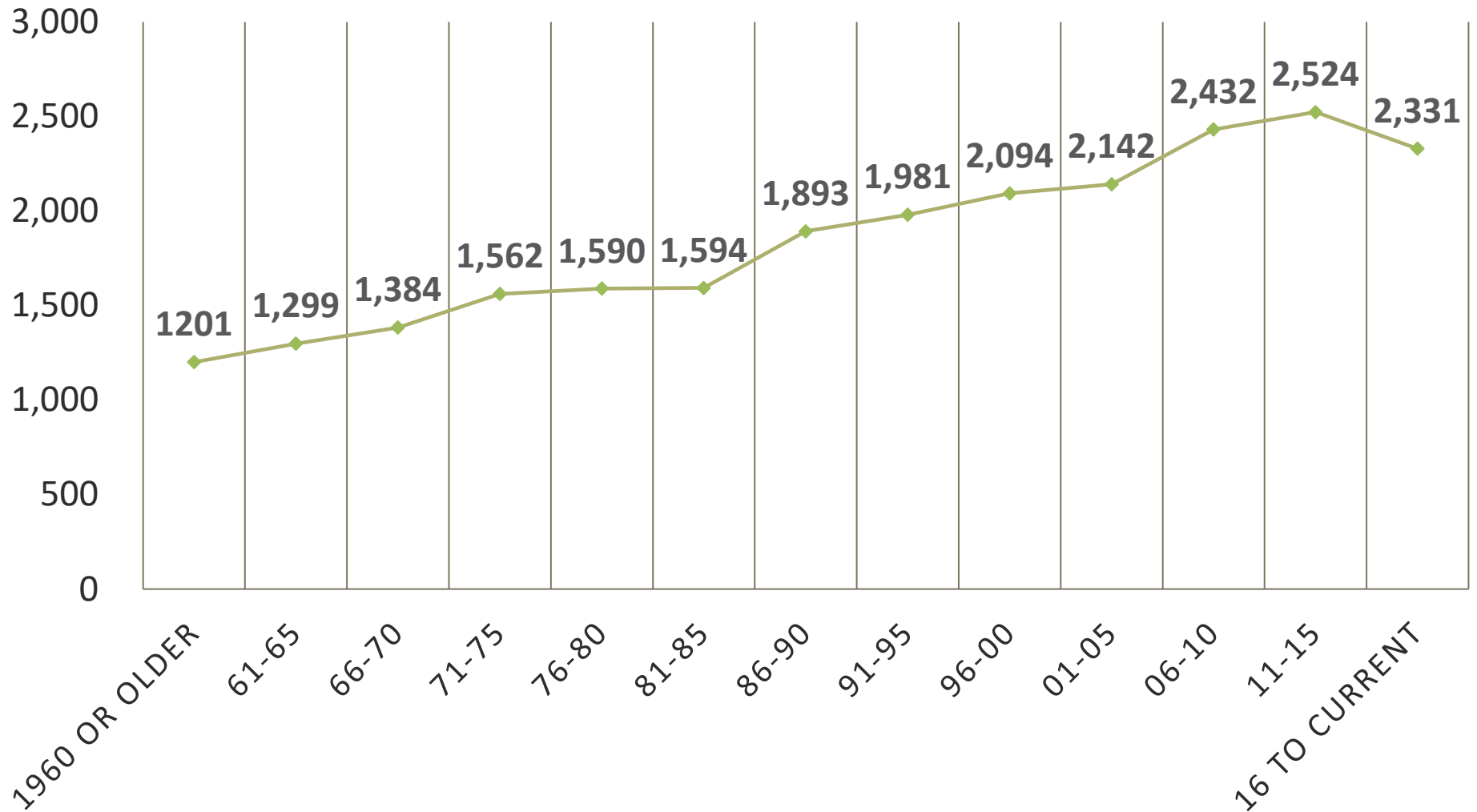
## 5-YEAR RANGES





# HISTORY OF SINGLE-FAMILY MEDIAN SIZE

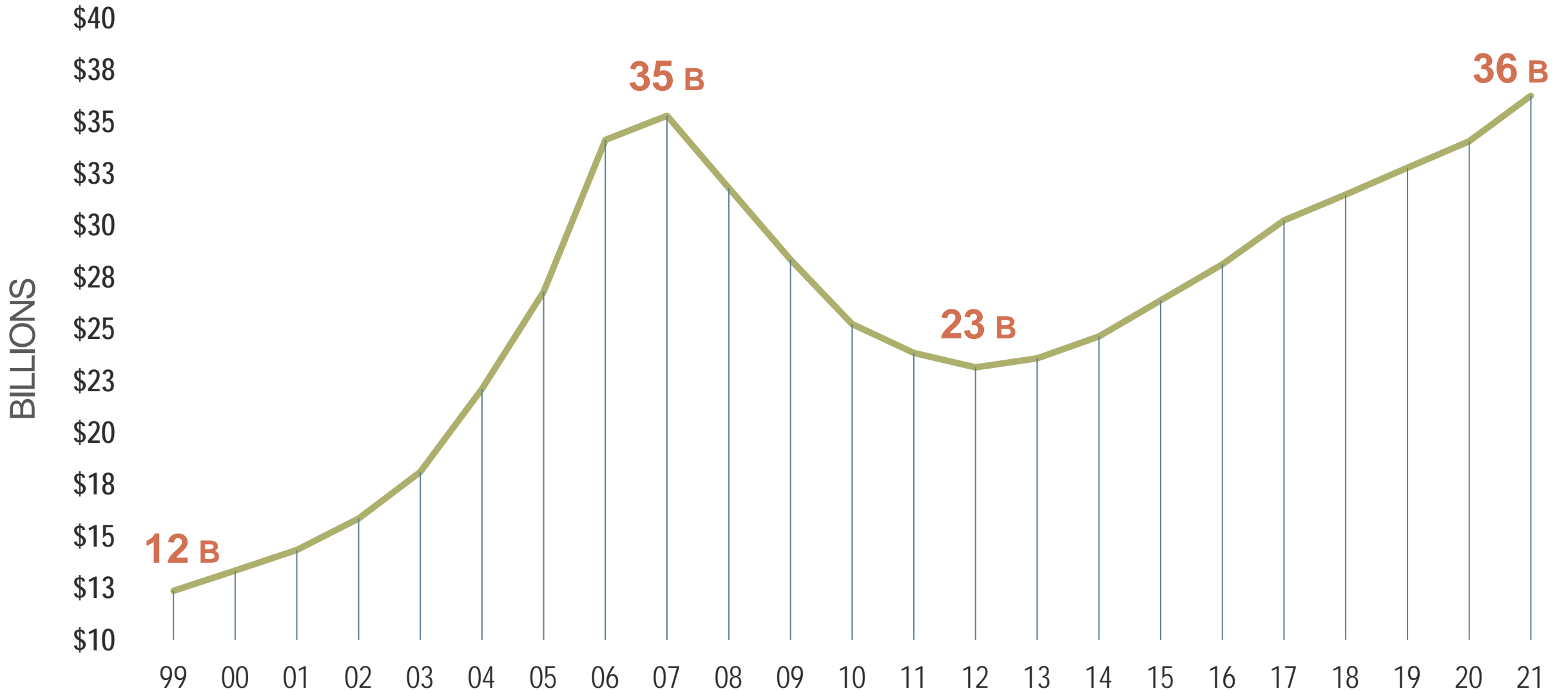
## 5-YEAR RANGES



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.....	2,331

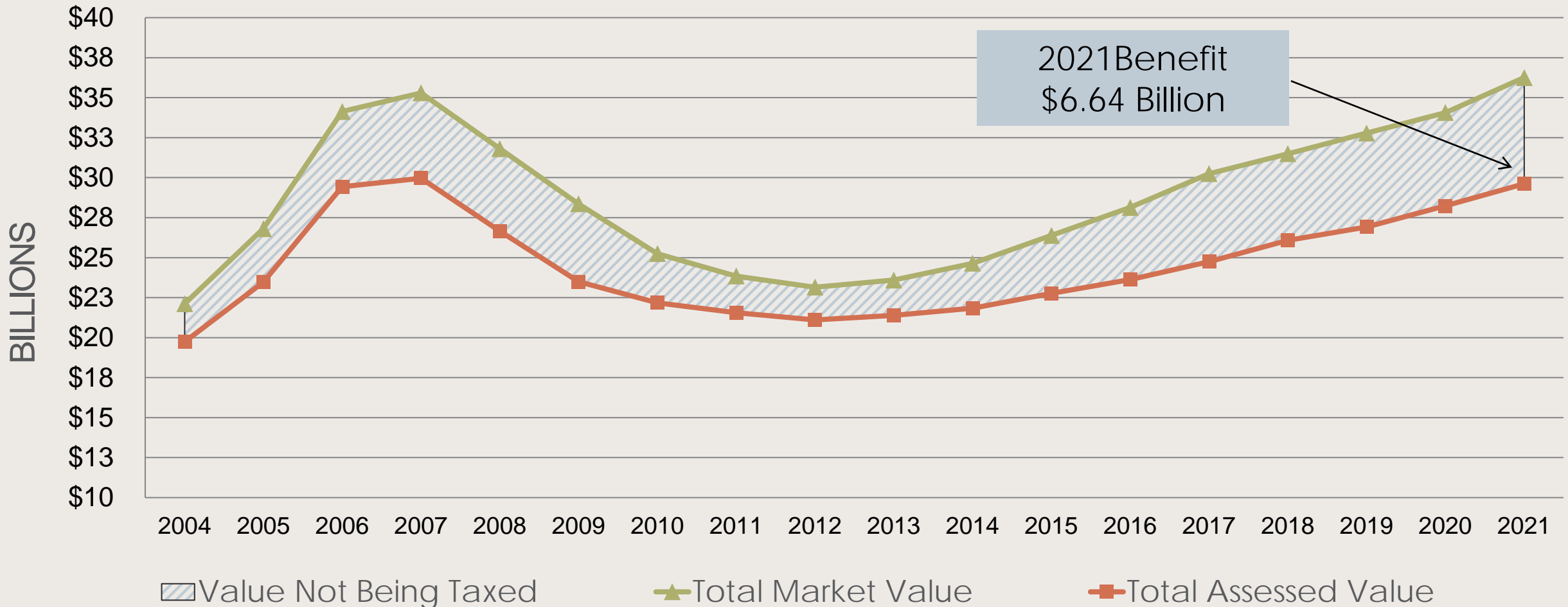
# HISTORY OF MARKET VALUES

## YEAR TO YEAR COMPARISON



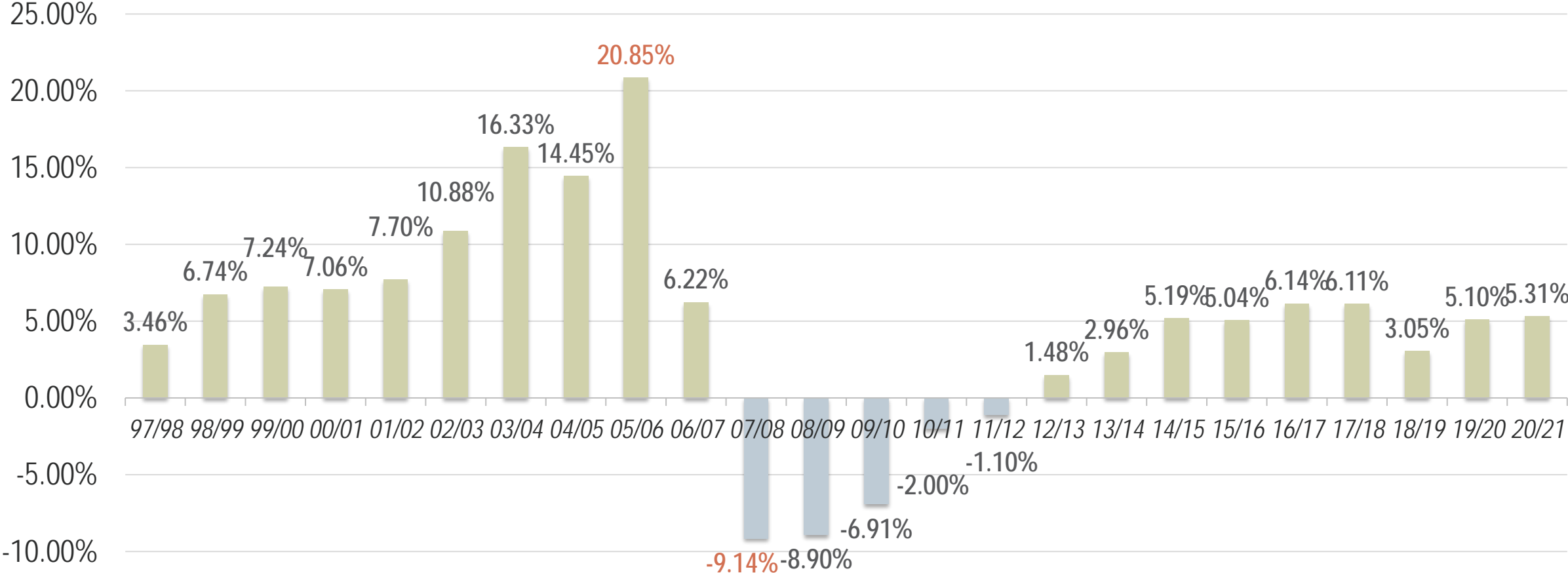
# MARKET VALUE VS. ASSESSED VALUE

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

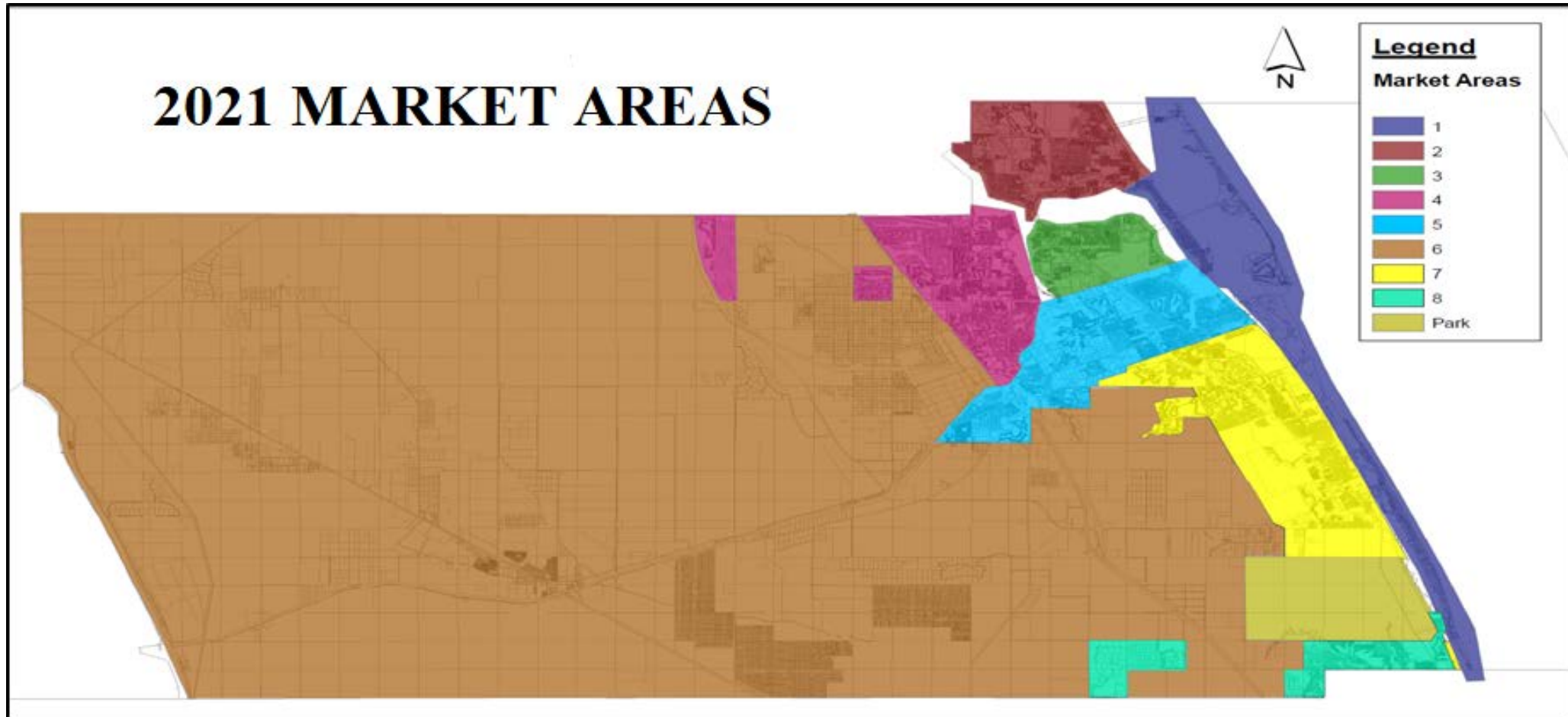


# TAXABLE VALUE PERCENT CHANGE

## YEAR TO YEAR COMPARISON



# MARTIN COUNTY PROPERTY APPRAISER



# MARTIN COUNTY PROPERTY APPRAISER

## Water Quality/Algae



2013, 2016, 2018

# MARTIN COUNTY PROPERTY APPRAISER

The Impact of Water Quality  
on Florida's Home Values



FloridaRealtors®

The Voice for Real Estate® in Florida

March 2015  
Final Report

2013 “Lost Summer”

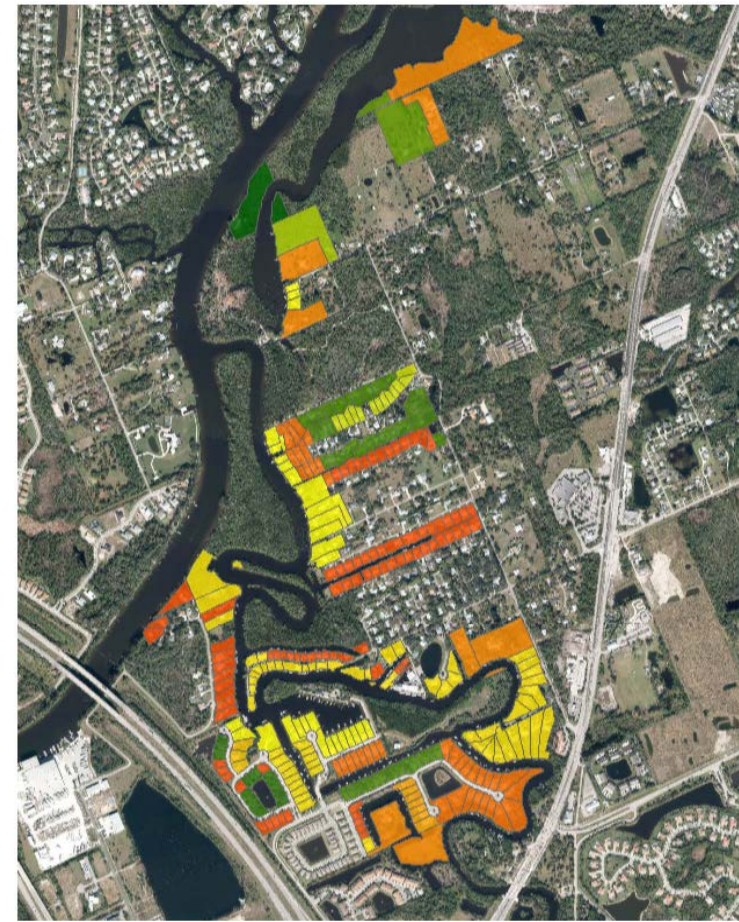
<https://www.floridarealtors.org/tools-research/reports/water-quality-study>

# MARTIN COUNTY PROPERTY APPRAISER

**Palm City**



**South Stuart**

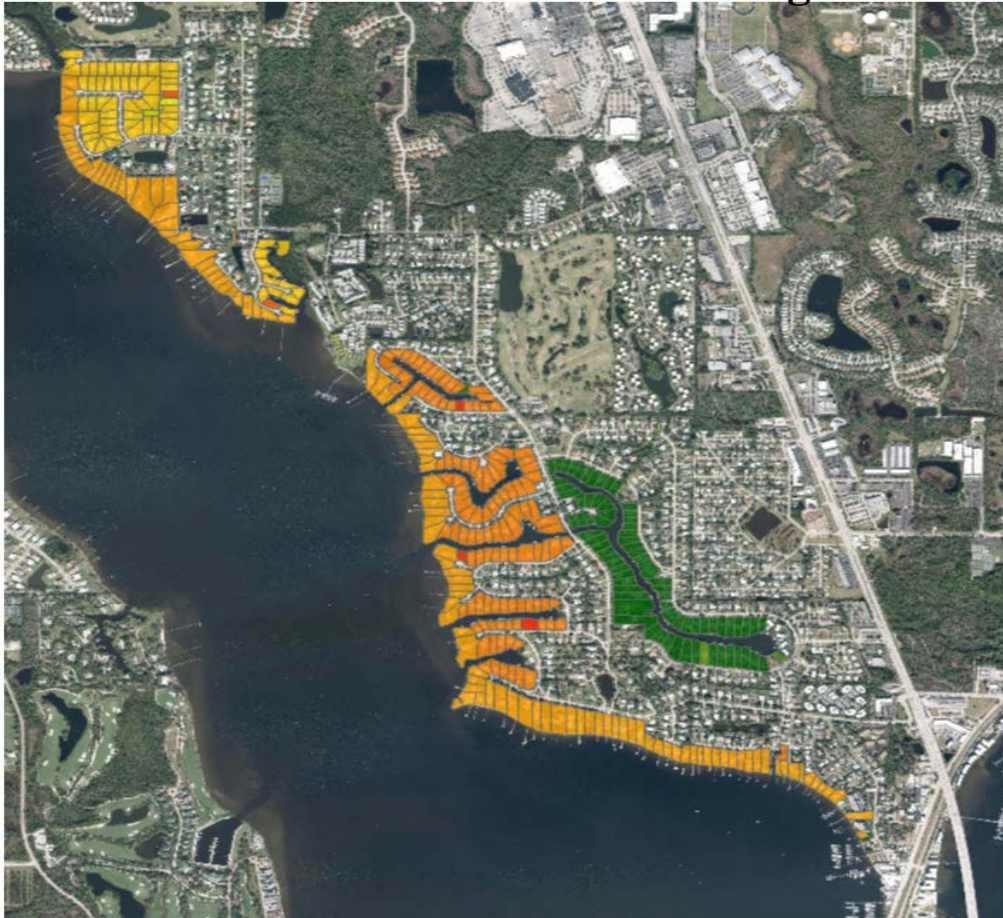


2018 Algae Analysis

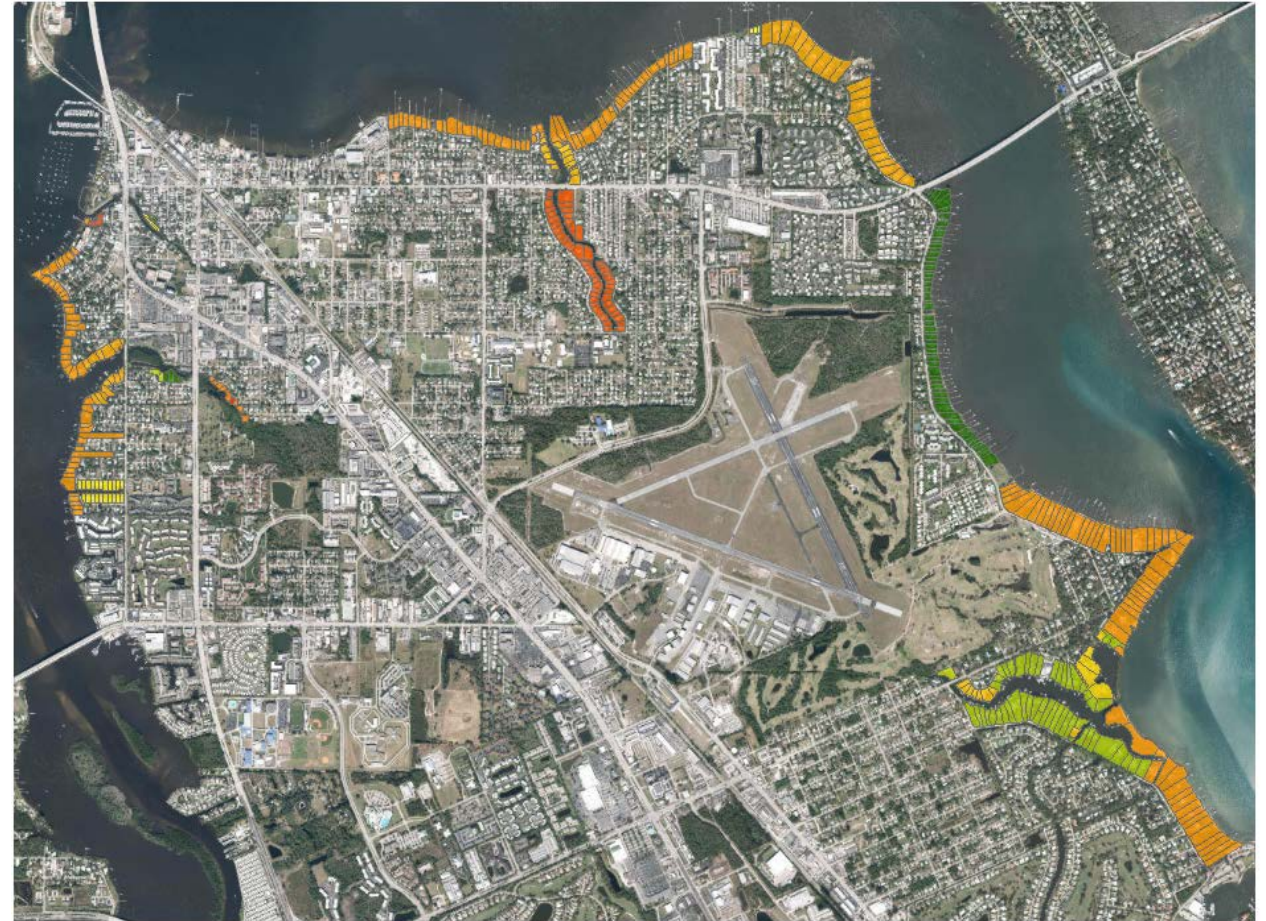


# MARTIN COUNTY PROPERTY APPRAISER

**North River Shores/Beau Rivage**



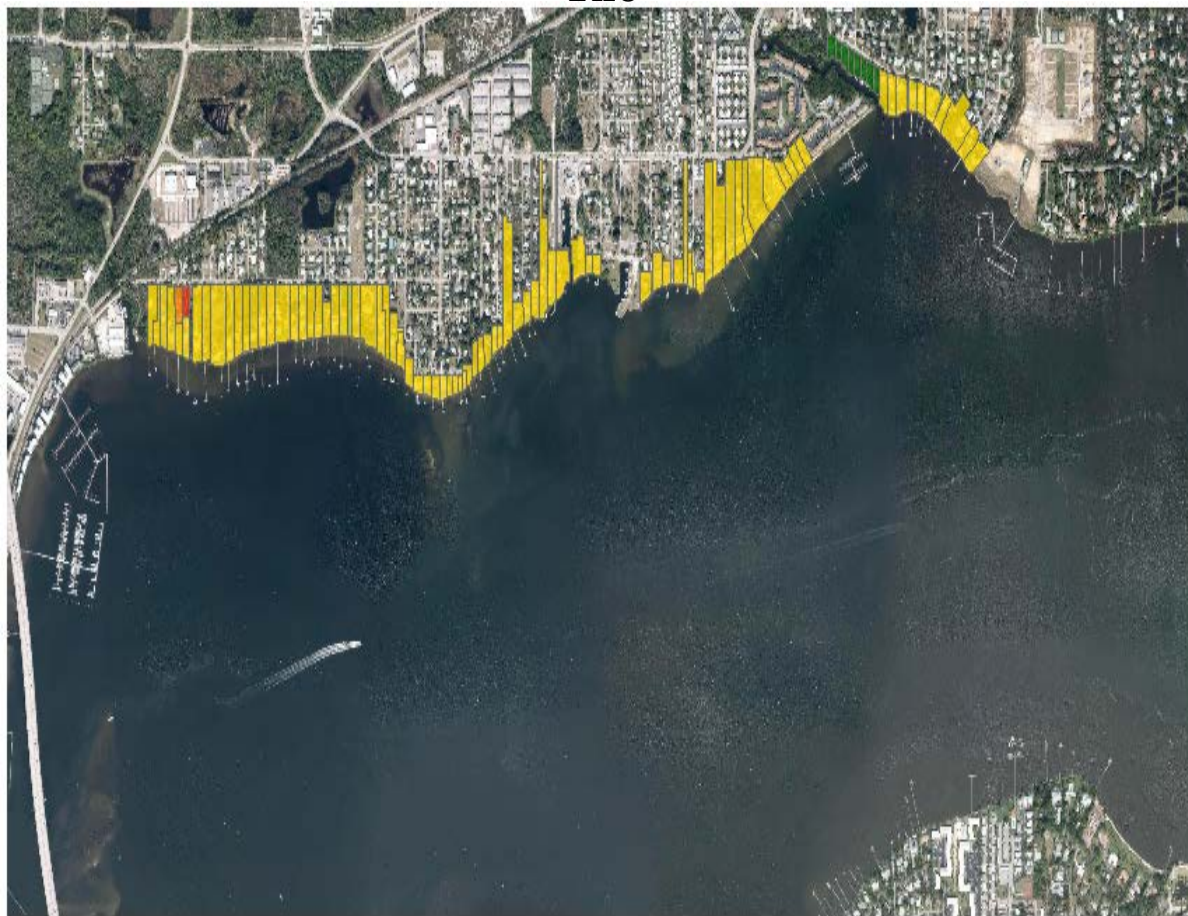
**Stuart**



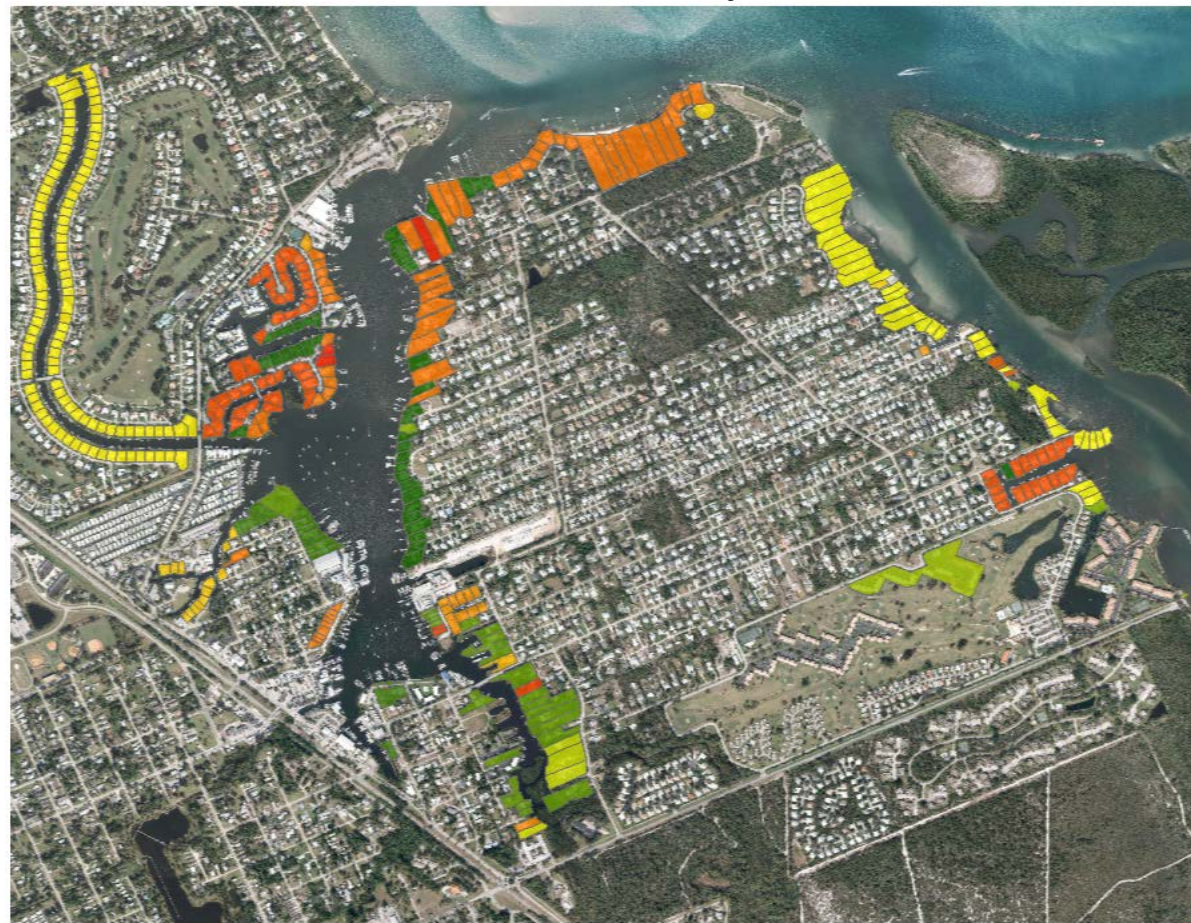
**2018 Algae Analysis**

# MARTIN COUNTY PROPERTY APPRAISER

**Rio**



**Manatee Pocket/Rocky Point**

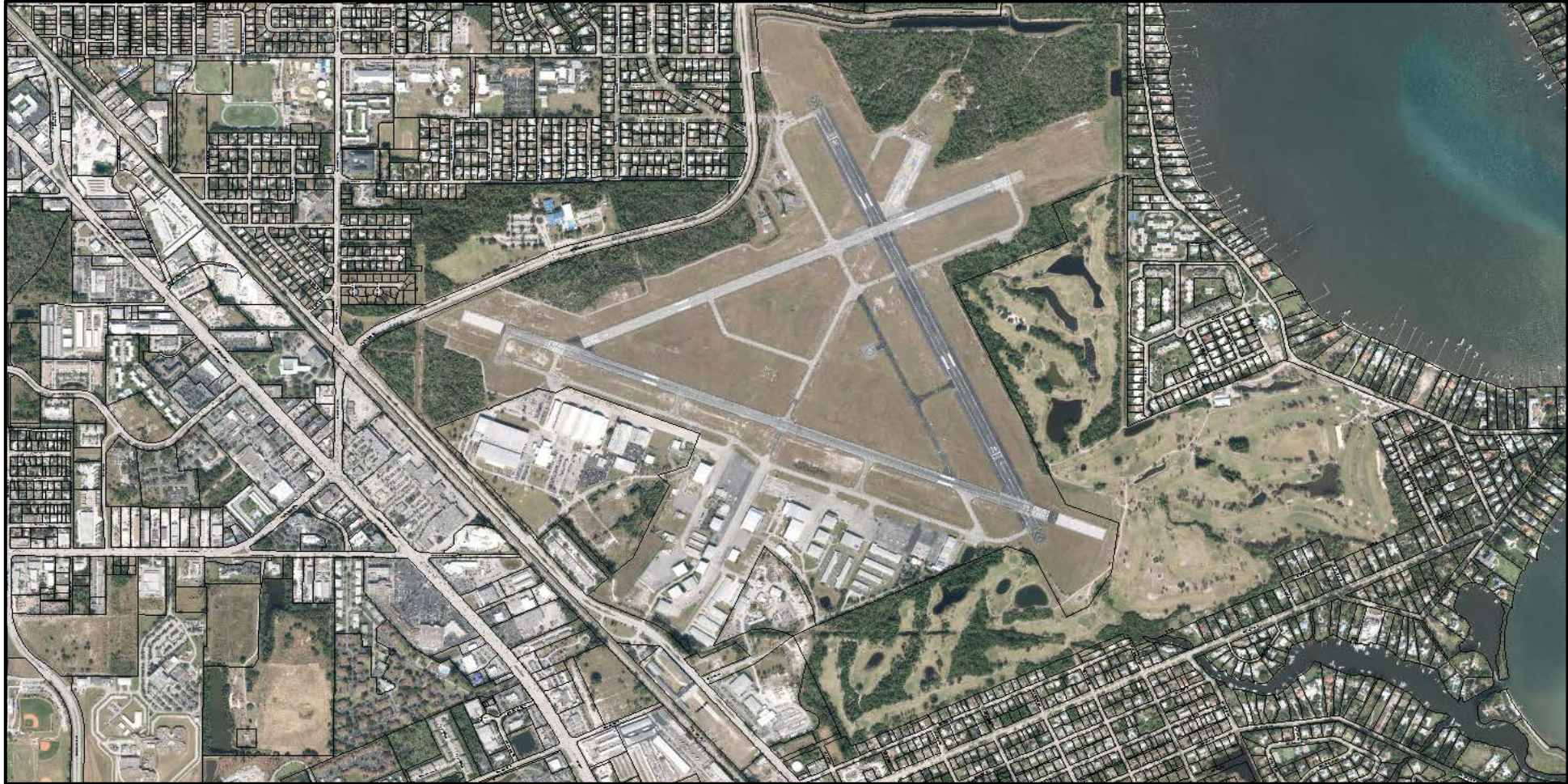


**2018 Algae Analysis**

# MARTIN COUNTY PROPERTY APPRAISER

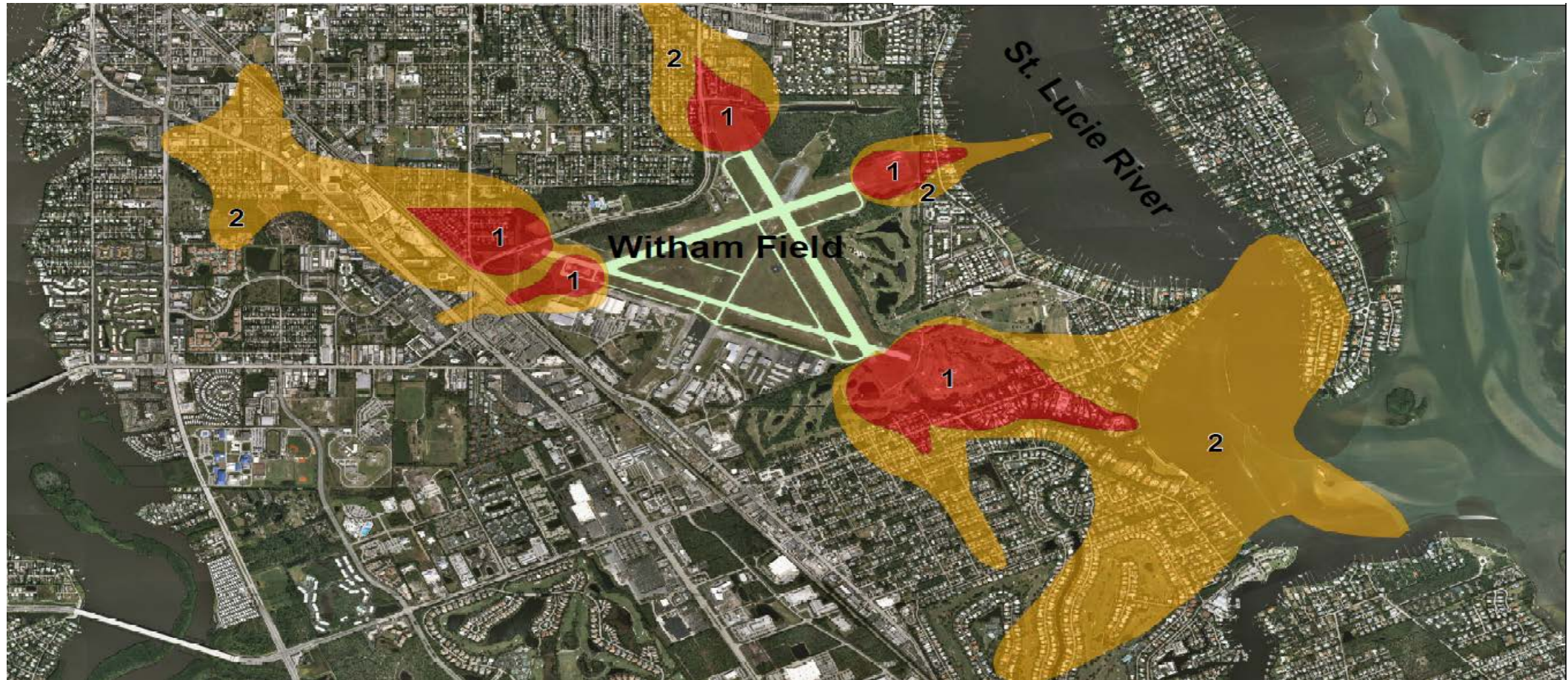
2018 Algae Analysis					
Area	2017 Sale Count	2017 Median Sale Price	2018 Sale Count	2018 Median Sale Price	%Change
Manatee Pocket/Rocky Point	16	\$740,500	18	\$752,500	1.62%
North River Shores/Beau Rivage	22	\$698,000	27	\$750,000	7.45%
Palm City	88	\$553,500	59	\$575,000	3.88%
Rio	5	\$750,000	6	\$870,000	16.00%
Sewall's Point (St Lucie River/High Point)	10	\$1,722,500	12	\$1,975,000	14.66%
Sewall's Point (Indian River)	7	\$1,247,000	8	\$1,197,500	-3.97%
Stuart	15	\$885,000	39	\$890,000	0.56%
South Stuart	9	\$399,000	7	\$485,000	21.55%
South Stuart (Lost River)	9	\$715,000	3	\$674,900	-5.61%
Overall	181	\$650,000	179	\$730,000	12.31%

# MARTIN COUNTY PROPERTY APPRAISER



Airport Noise Ratio Study

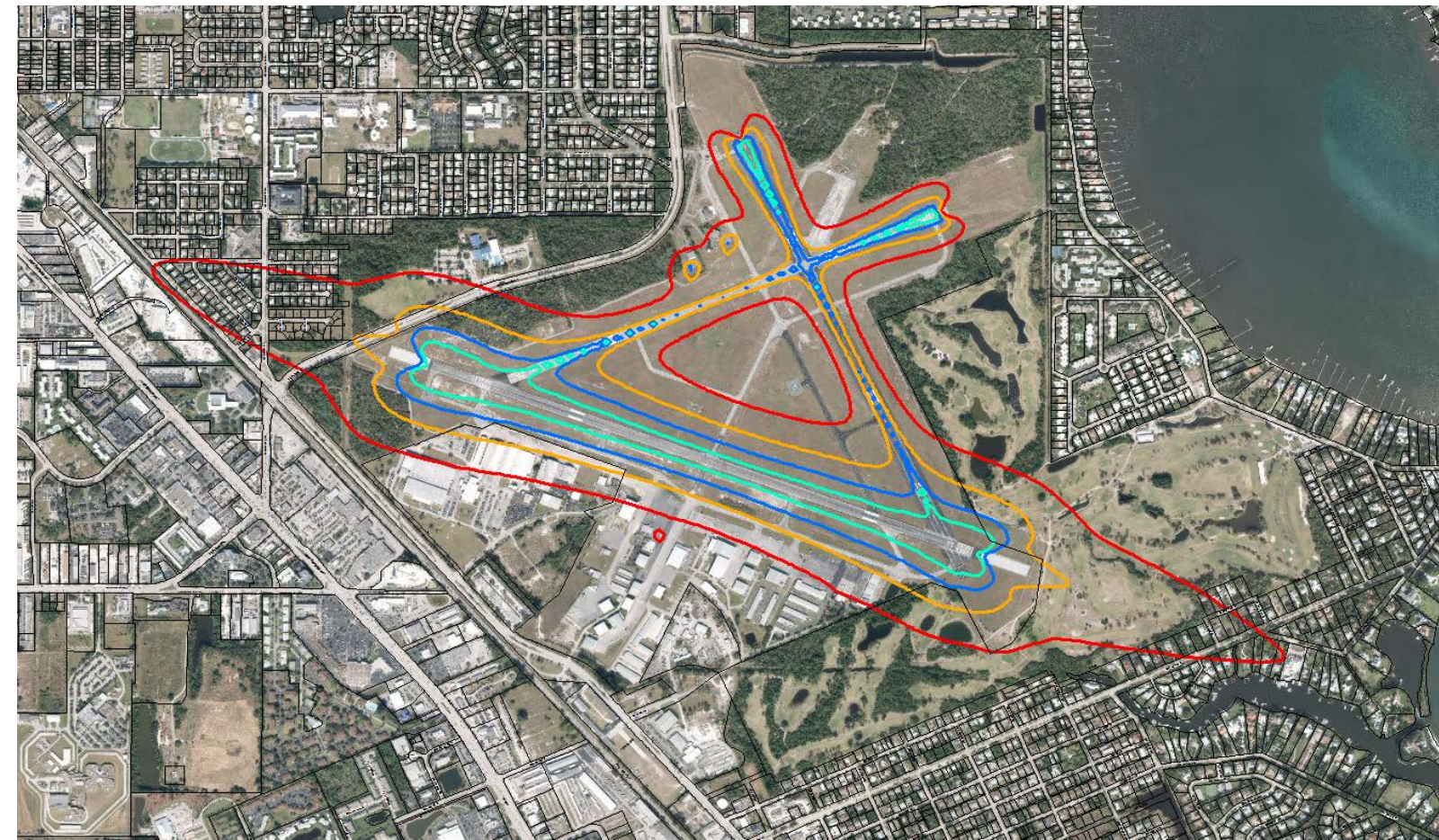
# MARTIN COUNTY PROPERTY APPRAISER



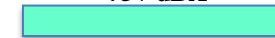
Airport Noise Ratio Study

# MARTIN COUNTY PROPERTY APPRAISER

## Airport Noise Ratio Study



75+ dBA



70 dBA



65 dBA



60 dBA



Noise Contours

# MARTIN COUNTY PROPERTY APPRAISER



Airport Noise Ratio Study

# MARTIN COUNTY PROPERTY APPRAISER

Airport Influence Ratio Study				
Sale Year	Sale Count	Median Sale Price	Median Assessment Ratio	COD
2017	22	\$270,000	0.83	6.13
2018	29	\$344,000	0.85	7.56
2019	29	\$400,000	0.83	5.97
2020	33	\$355,000	0.84	7.90

Without Adjustment
0.88
0.92
0.88
0.89



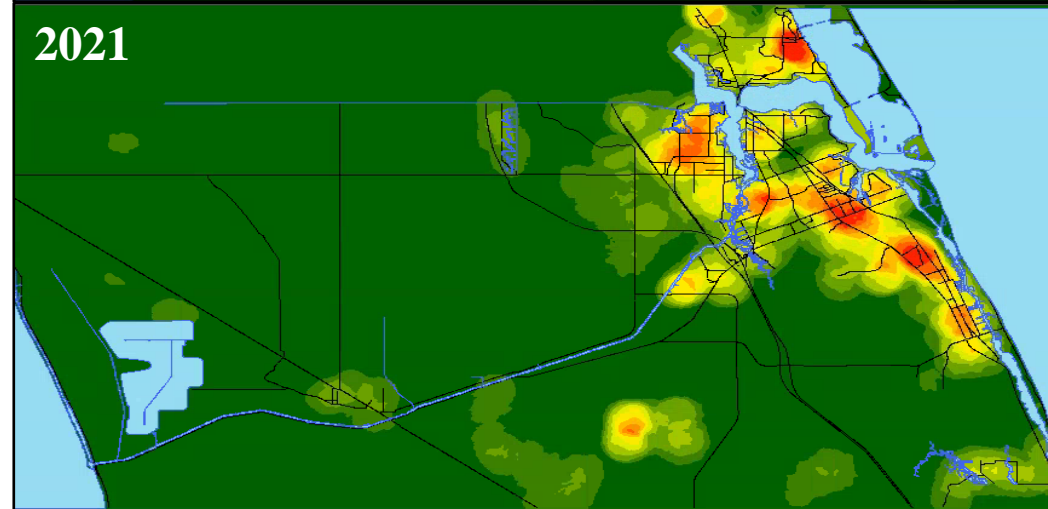
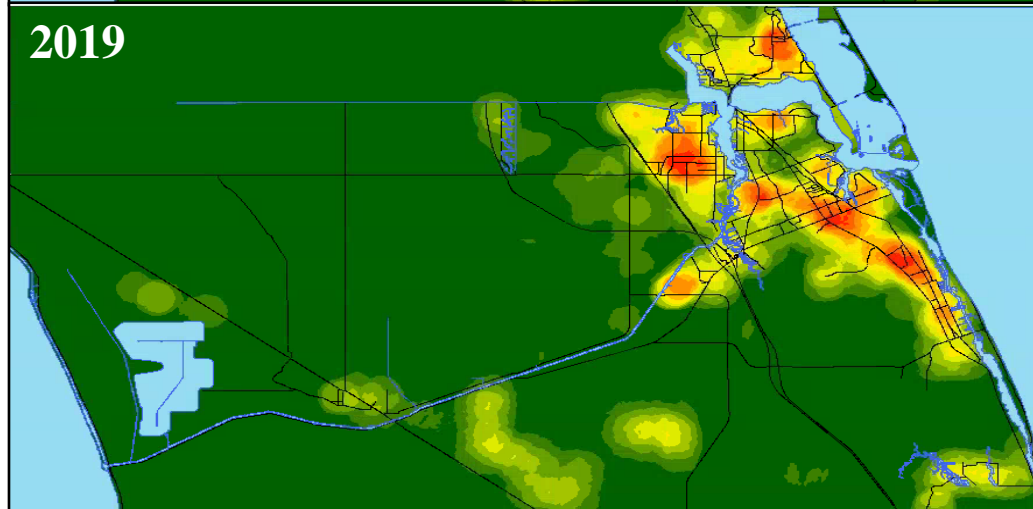
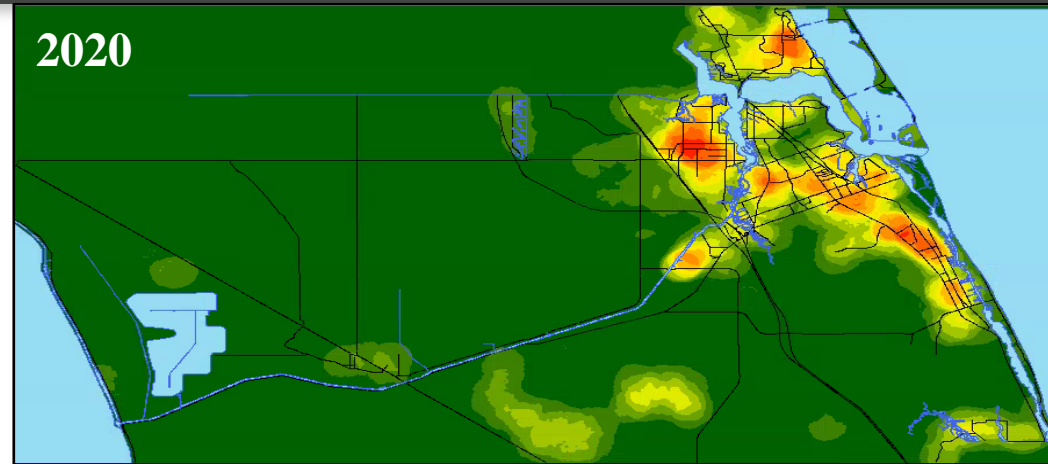
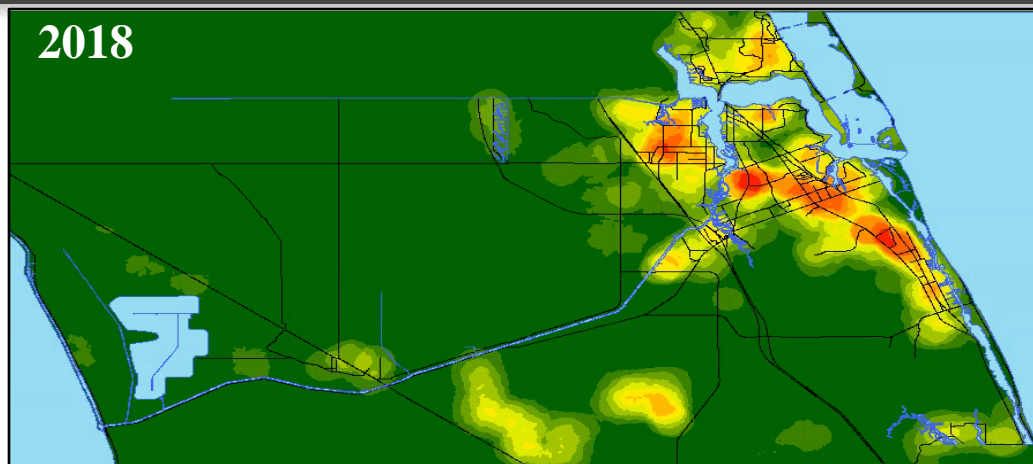
# MARTIN COUNTY PROPERTY APPRAISER

<b>Martin County Single Family Sales</b>			
<b>Year</b>	<b>Sales</b>	<b>Median SP</b>	<b>% Change</b>
2018	2807	\$340,000	4.0%
2019	2808	\$365,000	7.4%
2020	3280	\$388,945	6.6%
2021	2679	\$415,000	6.7%

2021 Sales thru Aug

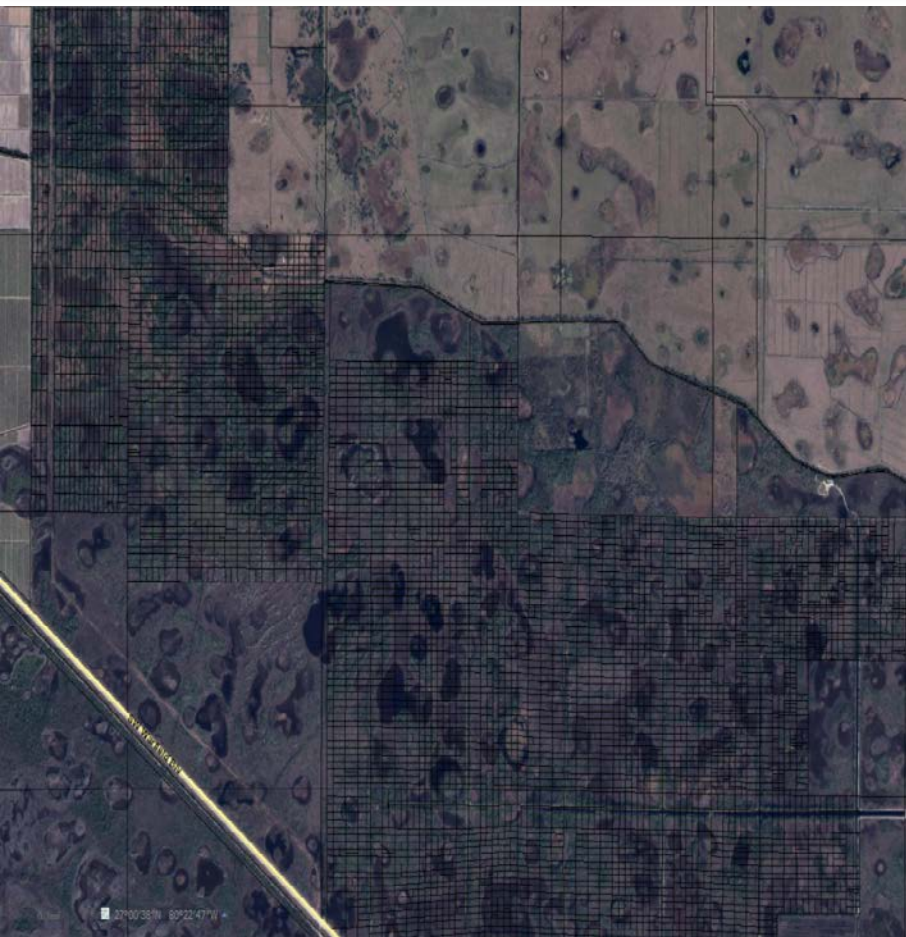
Martin County Single Family Sales

# MARTIN COUNTY PROPERTY APPRAISER



Martin County Sales  
Excluding Condos

# MARTIN COUNTY PROPERTY APPRAISER



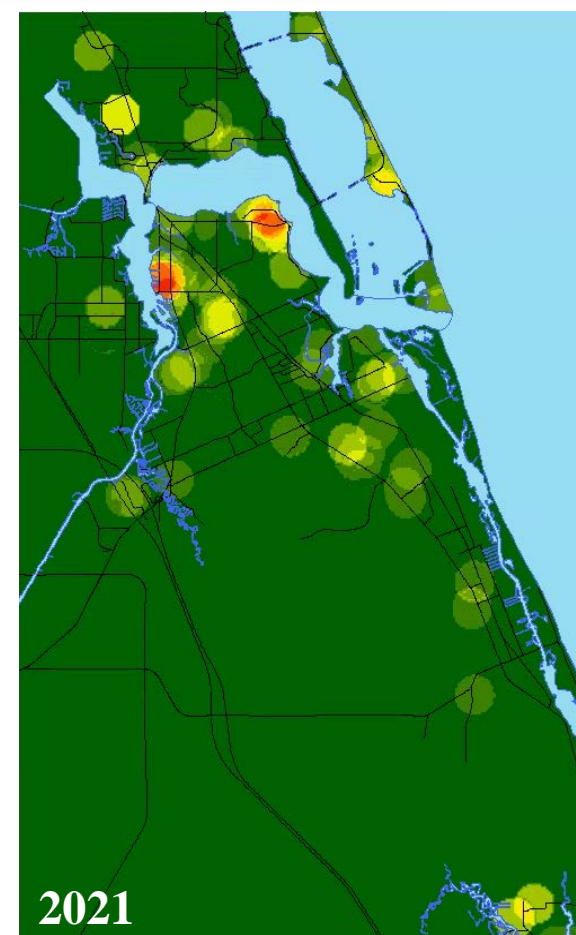
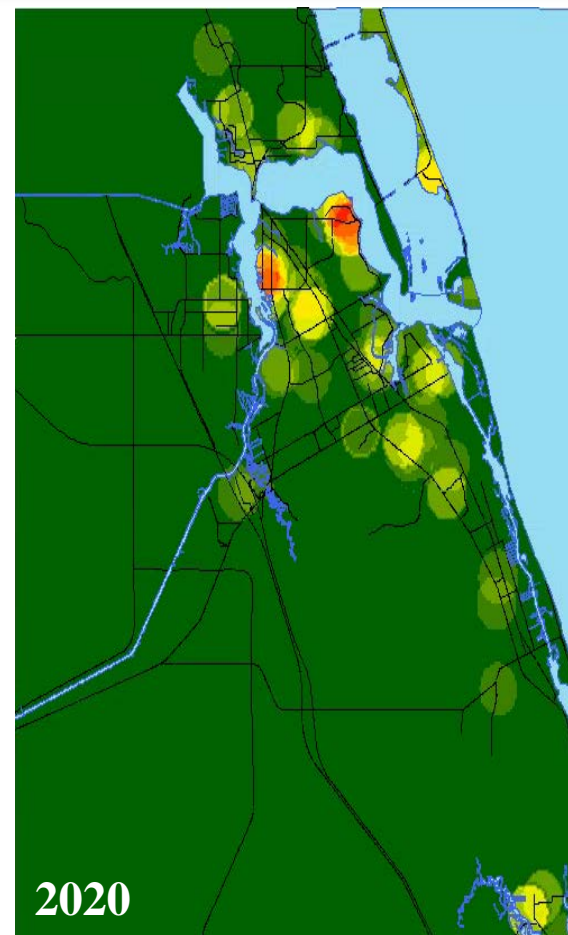
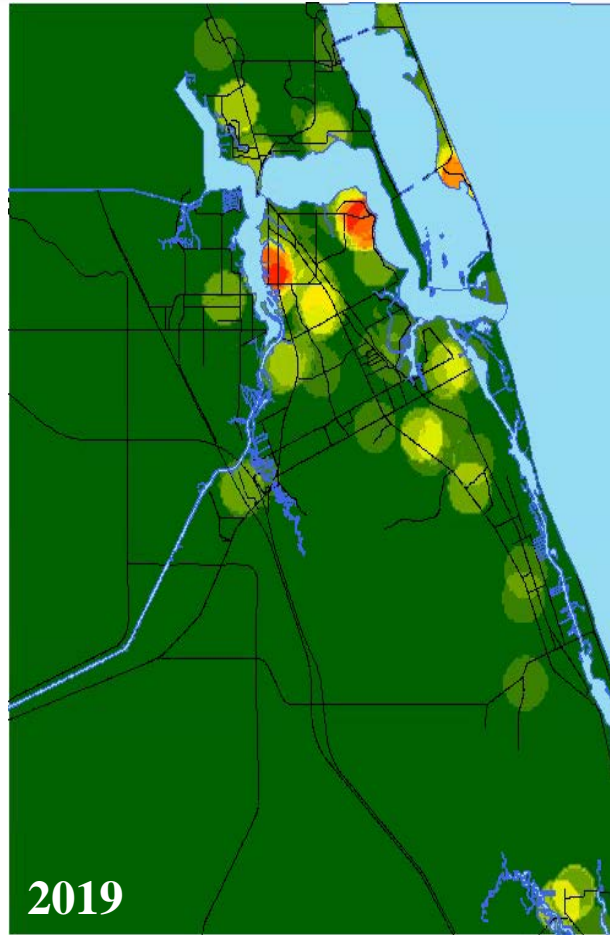
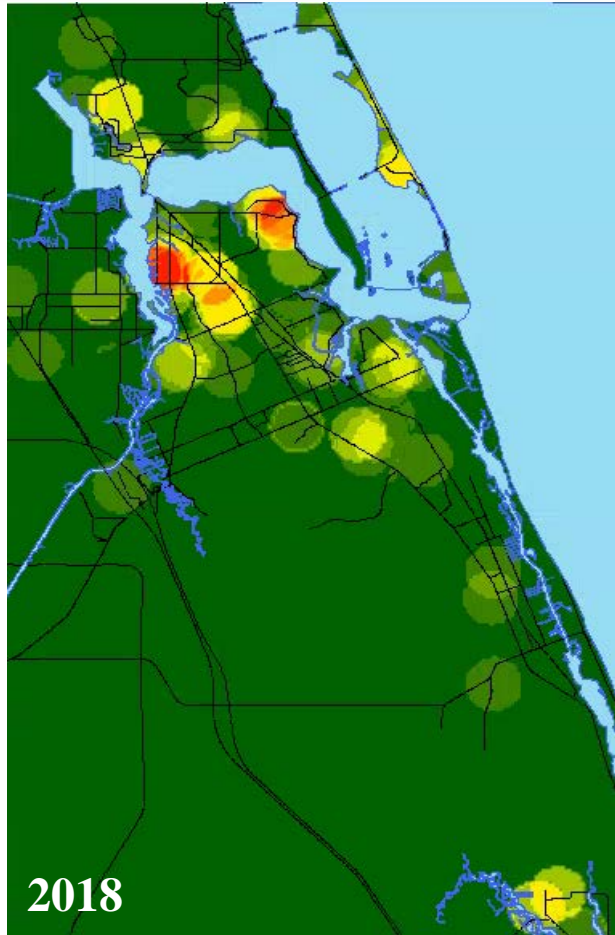
Palm Beach Heights

# MARTIN COUNTY PROPERTY APPRAISER

<b>Martin County Condo Sales</b>			
<b>Year</b>	<b>Sales</b>	<b>Median SP</b>	<b>% Change</b>
2018	1160	\$133,000	4.8%
2019	944	\$148,750	11.8%
2020	1055	\$168,500	13.3%
2021	1085	\$179,900	6.8%

Martin County Condo Sales

# MARTIN COUNTY PROPERTY APPRAISER



Martin County Condo Sales

# MARTIN COUNTY PROPERTY APPRAISER



**PENTALAGO**

Where you want to live  
ACTIVE • NATURAL • RELAXING

[LEARN MORE](#)

Pentalago is South Florida's most anticipated watersports community, offering 5+ acre waterfront lots starting at \$300,000.

A promotional image for Pentalago featuring a large, scenic view of a waterfront community. The image shows a wide expanse of water with several large, green islands or peninsulas. In the background, a city skyline is visible under a clear sky. The Pentalago logo is at the top, and the text 'Where you want to live' and 'ACTIVE • NATURAL • RELAXING' is centered over the image. A 'LEARN MORE' button is at the bottom.

Gated Entry

Multi-Use Trail

Multi-Use Trail

Future Phase Two

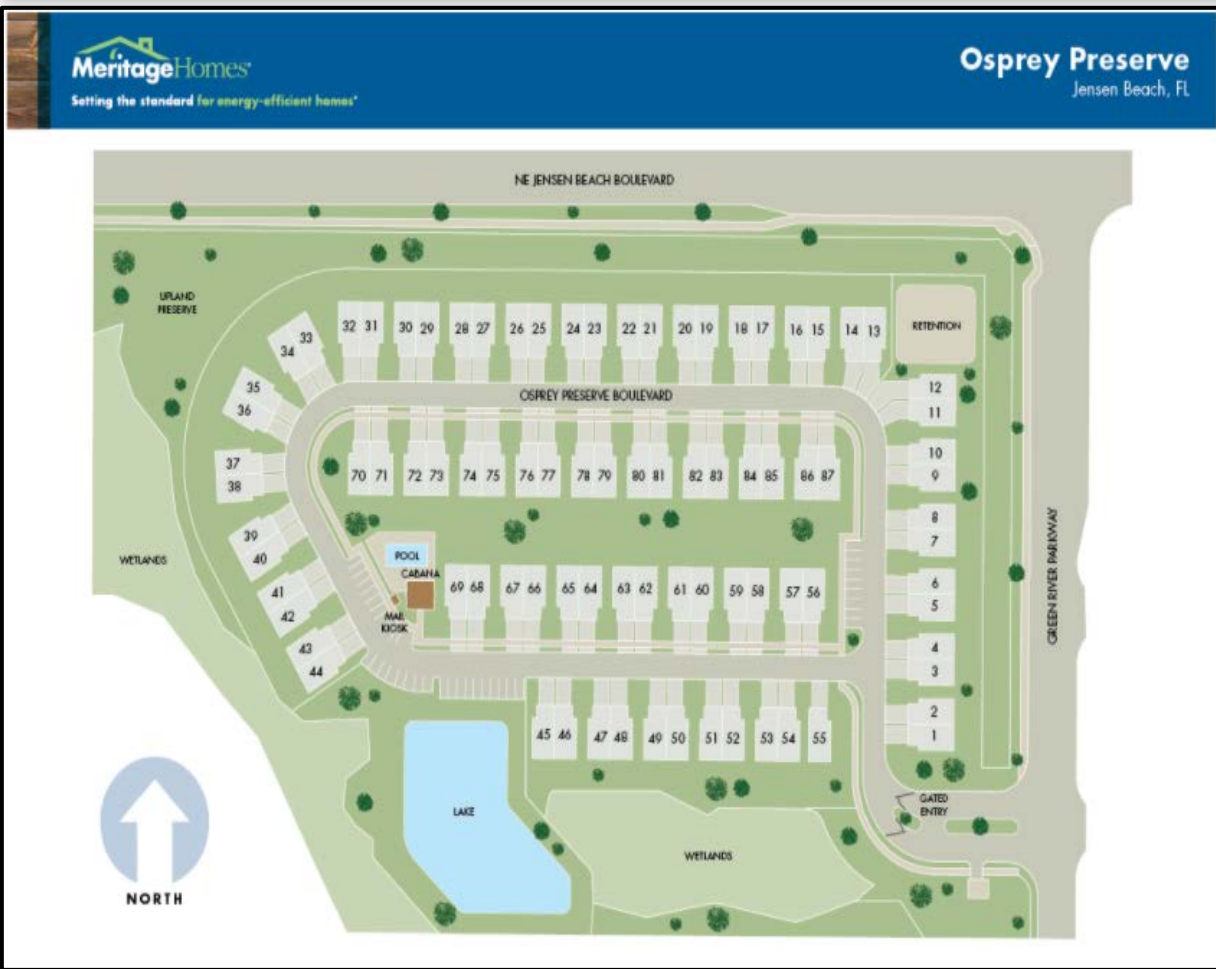
**PENTALAGO**

[www.Pentalago.com](http://www.Pentalago.com)

A detailed site map of Pentalago showing the layout of lots and water bodies. The map is color-coded: green for lots available for sale and red for lots that have been sold. Lot numbers and prices are listed for each lot. The map also shows a 'Gated Entry' at the top left, 'Multi-Use Trail' locations, and 'Future Phase Two' at the bottom. The Pentalago logo and website URL are at the bottom.

Pentalago

# MARTIN COUNTY PROPERTY APPRAISER



Osprey Preserve

# MARTIN COUNTY PROPERTY APPRAISER



## Ocean Cove



1822 SE Ocean Cove Way, Building E, Stuart, FL 34996  
(772) 291-1822

\$356,990

Starting At

2	3	2.5	1-2
Designs	Bedrooms	Bathrooms	Garage



Affordably priced new construction townhomes are available at Ocean Cove with well-appointed kitchens, open living spaces, and spacious Owner's Suites, minutes from Downtown Stuart, the St. Lucie River, Treasure Coast beaches, and more. This community includes a Fiber network that provides fast, reliable, multi-user Internet needed in homes today and in the future.

Ocean Cove



# MARTIN COUNTY PROPERTY APPRAISER



The Preserve At Avonlea

# MARTIN COUNTY PROPERTY APPRAISER



Willow Pointe

# MARTIN COUNTY PROPERTY APPRAISER

## Bridgewater



20128 SE Bridgewater Drive, Jupiter, FL 33458  
(561) 515-5584



\$1,180,990  
Starting At

5	4-7	3-7.5	2-4
Designs	Bedrooms	Bathrooms	Garage

Welcome to Bridgewater, Jupiter's newest luxury new home community. Bridgewater's single-family new construction homes include 1+ acre estate homesites, consumer-inspired floorplans, and flexible living spaces. This community includes a Fiber network that provides fast, reliable, multi-user Internet needed in homes today and in the future.



## Bridgewater

# MARTIN COUNTY PROPERTY APPRAISER

Jan 2021



Price Sheet

## BANYAN BAY

2018

### One Story

<b>The Sabal</b>	2 - 3 Bedroom, 2 Baths, 2 Car Garage 1,741 A/C - 2,333 Sq. Ft.	\$399,990
<b>The Seagate</b>	4-5 Bedrooms, 2-3 Baths, 2 Car Garage 2,035 A/C - 2,581 Sq. Ft.	\$419,990
<b>The St. Lucia</b>	2 - 3 Bedrooms, 2 Bath, 2 Car Garage 2,022 A/C - 2,772 Sq. Ft.	\$427,990
<b>The Antigua</b>	3 Bedroom, 3 Baths, 2 Car Garage 2,197 A/C - 2,888 Sq. Ft.	\$446,990

### Two Story

<b>The Santa Rosa</b>	3 - 4 Bedroom, 2.5 Baths, Loft, 2 Car Garage 2,327 A/C - 2,327 Sq. Ft.	\$449,990
<b>The Barkley</b>	4 - 6 Bedrooms, 2.5 Baths, Den, 2 Car Garage 2,930 A/C - 3,321 Sq. Ft.	\$488,990
<b>The Rosalind Grand</b>	4 - 5 Bedrooms, 3.5 Baths, Den, 2 Car Garage 2,936 A/C - 3,511 Sq. Ft.	\$499,990

**Now**  
STARTING FROM THE  
Low \$800s

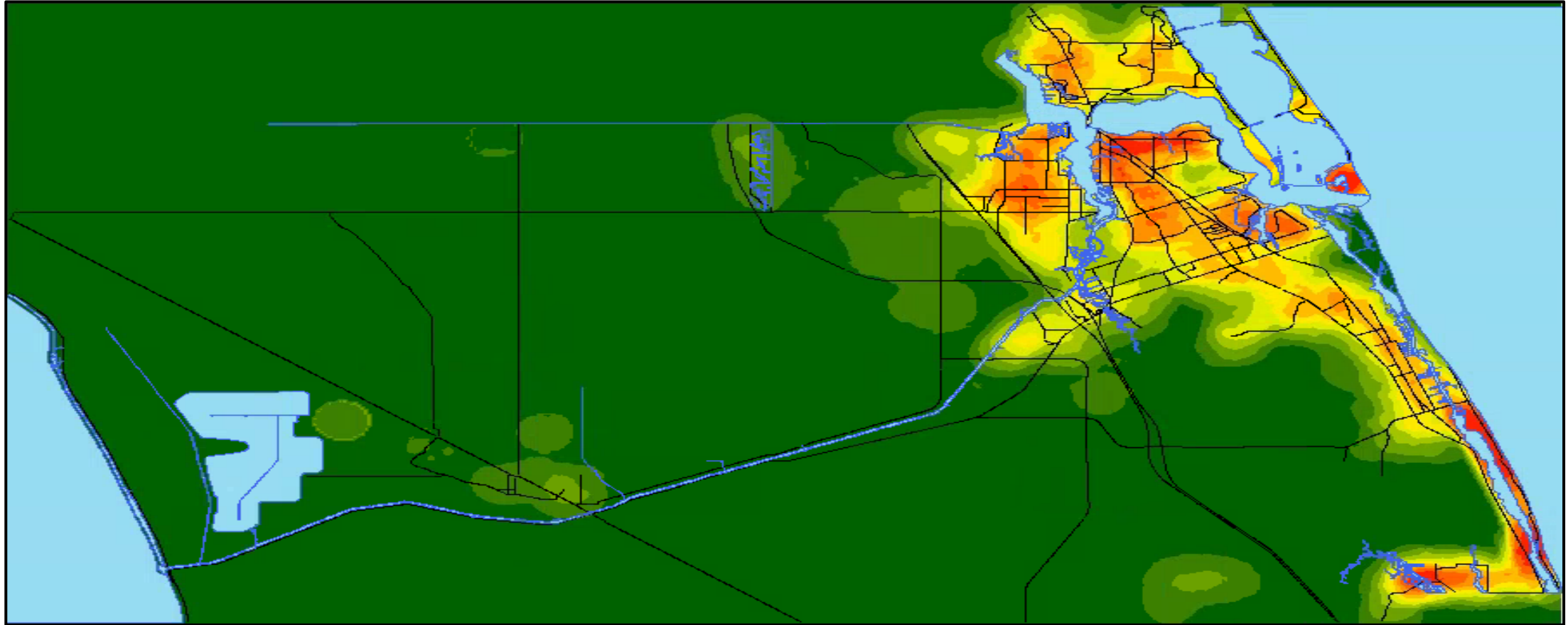


**Ryan**  
Homes

Banyan Bay

# MARTIN COUNTY PROPERTY APPRAISER

**Martin County Value Distribution**



**Mission:**

The Martin County Property Appraiser is your local government agency responsible for locating, identifying, and valuing real and tangible personal property located in our County. We establish fair and equitable market values, maintain ownership records, and administer exemptions for property tax revenue. Our goal is to accomplish this in a manner that assures public confidence in our accuracy, productivity and fairness.

**Vision:**

We are committed to helping you understand the valuation process and will take whatever time is needed to explain our procedures. We want to ensure you know who we are and what benefits are available to you. We promise to treat you with respect and understanding, and to deliver the outstanding customer service you deserve and expect.

**Our  
Guiding  
Principles:**

# MARTIN

**MAKE**

our  
customers  
feel like  
family.

**ALWAYS**

give our  
customers  
the time  
they need.

**RESPECT**

our  
customers  
through  
kindness  
and  
understanding.

**TEAMWORK**

through  
cooperation,  
not  
competition.

**INNOVATIVE**

and  
continually  
seeking  
efficiency.

**NEVER-ENDING**

commitment  
to  
process  
improvement.