



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.

A handwritten signature in black ink that reads "Jenny".

Jenny Fields, CFA

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INTERACTIVE CALENDAR

Community Outreach Calendar

« October 2024 »

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
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		1	2	3	4 Final Tax Roll Submitted to the Tax Collector and the Florida Department of Revenue	5
6	7 Premier Realty Group	8	9 One Luxe Realty One Group International	10	11	12
13	14	15	16	17 The Meadows at Martin Downs	18	19
20	21	22	23 Reminder for New Homeowners to File for Homestead Exemption Mailing	24	25	26
27	28	29	30	31		

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

INTERACTIVE CALENDAR

Premier Realty Group



Property Appraiser Jenny Fields, Chief Deputy Karl Andersson and Director of Tax Roll & Appraisal Services Tyler Steinhauer will present to members of the Premier Realty Group.

Event Information

Event Date	October 7, 2024
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[Back](#)

DATE OF ASSESSMENT

2023

Jan - Dec



2024

Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec

Date of Assessment for 2024 Taxes



TRIM
Notice



Tax
Bill

- **Must own & reside in the home to qualify for property exemptions**
- **Agricultural use must be in place**
- **New constructed improvements must be completed**
- **2024 values based on 2023 sales**

New Handouts

MARTIN COUNTY PROPERTY APPRAISER
Jenny Fields, CFA

Business Marketing Tools
Start With Us to get Free Tools at Your Fingertips!

- Create Brand Awareness
- Promote Your Product/Service
- Drive Traffic
- Grow Your Business

TARGET
a specific audience

Examples:

- Business type (Florist, hardware, beauty salon)
- Homeowner's Association
- Properties with pools
- Waterfront properties

DEFINE
a geographic area

Examples:

- By district
- By city
- By subdivision
- By street

CREATE
with up-to-date names & addresses

Examples:

- Mailing labels
- Parcel specific data spreadsheet

2 Options:

1 Scan the QR codes for detailed instructions

How to email mailing labels

How to download custom zip spreadsheets

How to deliver parcels & create mailing labels

Watch tutorial videos on buffering parcels for labels

2 Visit our website and select "Tools & Resources" and then "Data Downloads"

pa.martin.fl.us/tools-resources/data-downloads

Email: info@pa.martin.fl.us • "We VALUE Martin!" • (772) 288-5608

MARTIN COUNTY PROPERTY APPRAISER
Jenny Fields, CFA

DISABLED VETERAN

Scan this QR Code and fill as you:

- Can you provide an official document stating you were "honorably discharged" from military services?
- Do you have a service-connected disability of 10% or more?
- Do you currently have a homestead exemption in Martin County?

If you or an un-re-married surviving spouse answered "YES" to ALL of these questions, you may qualify for one of these three exemptions which may provide a significant savings on your annual property tax bill.

	Disabled Veterans Value Based 5% Off	Seniors Combat-Related Disabled Veterans Value Based 5% Off	Totally & Permanently Disabled Veterans Value Based 5% Off
Eligibility Criteria	Disability of 10% or more	- Veteran aged 65 or older as of January 1 + Combat related disability	Service-connected total and permanent disability
Required Document	Letter from Department of Veterans Affairs stating the percentage of service-connected disability 10% or more	Letter from Department of Veterans Affairs stating the percentage of combat-connected disability 10% or more	Letter from Department of Veterans Affairs stating you have a service-connected total and permanent disability
Exemption Amount	\$5,000 of value reduced	Value reduced based on percentage of veteran's disability rating	Exempt from all ad valorem taxes

If you are a deployed service member on active duty outside the continental United States, Alaska, or Hawaii in support of a qualified military operation, please contact our office as you may be eligible to receive an additional exemption based on the number of days deployed.

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MARTIN COUNTY PROPERTY APPRAISER
Jenny Fields, CFA

2024 Proposed Millage Rates

The table below lists the Martin County taxing authorities, their 2024 proposed millage, and their percent change from the rolled-back rate. Any increase in the millage rate above the rolled-back rate is defined as a tax increase by the Florida Department of Revenue and will have to be adopted as such. Updated by the Martin County Property Appraiser 8/6/2024.

Taxing Authority	Roll'd Back Rate	Proposed Millage Rate	% Increase or Decrease	Budget Hearing Date, Time, and Location
MARTIN COUNTY BOCC				
Total Millage Aggregate	8.6374	9.1793	6.28%	
General Operations	6.1603	6.5776	6.77%	
Fire/Rescue MSTU	2.5011	2.6677	6.41%	
Parks & Recreation MSTU	0.1520	0.1596	5.00%	
Countywide MSTU	0.5572	0.5848	4.95%	9/17/2024 - 5:05 PM Martin County Administrative Center Commission Chambers 111 S. Montgomery Street, E. Joppa, FL 32099 (772-288-2666)
Storm & Road Maintenance	0.0660	0.0714	8.18%	
District One MSTU	0.1814	0.1805	-0.50%	
Special District (Hill) MSTU	0.0828	0.0814	-1.62%	
District Two MSTU	0.0377	0.0404	7.16%	
District Three MSTU	0.0527	0.0520	-1.33%	
District Four MSTU	0.0754	0.0735	-2.53%	
District Five MSTU				
Total Millage Aggregate	5.6147	5.7500	2.41%	
Local Board Millage Levy	3.0185	3.0770	1.94%	9/17/2024 - 5:05 PM 1939 US 90 Highway Seagrass, FL 32956 (772-219-1200 x32273)
Capital Outlay - Discretionary Operating	2.5962	2.6730	2.96%	
Additional Voted Millage				
MARTIN COUNTY SCHOOL DISTRICT				
General Operations	4.7774	5.0000	4.66%	9/9/2024 - 5:15 PM City Hall, 721 SW 28th Avenue, Plant City, FL 34616
Voted Debt Service	0.1324	0.1324	0.00%	
CITY OF STUART				
General Operations	3.0230	3.2700	7.85%	9/9/2024 - 6:00 PM Town Hall Commission Chambers - 1 South Sewall's Point Road, Seagrass, FL 32956 (772-282-2822)
Voted Debt Service				
TOWN OF SEWALLS POINT				
General Operations	3.4503	3.7651	9.12%	9/10/2024 - 5:00 PM 2 Breeze Point Ocean Breeze, FL 32955 (772-545-0100)
General Operations	2.5693	2.8086	9.31%	
Beach Protection District	0.8836	0.9593	8.57%	
Voted Debt Service	0.2273	0.2273	0.00%	
VILLAGE OF INDIANTOWN				
General Operations	1.5543	1.8250	17.42%	9/12/2024 - 6:00 PM 15516 SW Occochee Street, Suite C Indiantown, FL 34956 (772-393-6262)
TOWN OF OCEAN BREEZE				
General Operations	0.7471	0.8000	7.08%	9/10/2024 - 6:00 PM Ocean Breeze Resort Clubhouse, 700 NE Seagrass Blvd, Ocean Breeze, FL 32958 (772-334-6626)
CHILDREN'S SERVICES COUNCIL OF MARTIN COUNTY				
General Operations	0.3362	0.3618	7.61%	9/10/2024 - 5:00 PM 101 SE Central Parkway Plant City, FL 34616 (772-388-2758)
FLORIDA INLAND NAVIGATION DISTRICT				
General Operations	0.0266	0.0288	8.27%	9/20/2024 - 6:00 PM F. Langford Pavilion 1707 NE Indian River Drive Jensen Beach, FL 34957 (561-827-5880)
SOUTH FLORIDA WATER MANAGEMENT DISTRICT				
District Wide	0.0874	0.0948	8.47%	9/12/2024 - 9:15 PM South Florida Water Management District Auditorium 3301 Green Oaks Road, S.E. West Palm Beach, FL 33409 (561-486-8400)
Everglades Construction Basin	0.0301	0.0327	8.64%	
Okeechobee Basin	0.0945	0.1026	8.57%	

MARRIED? DIVORCED? WIDOWED?

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

MARRIED?

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

- 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 Judgment 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.

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New Educational Videos



[Sales Search](#)



[Calamity Information](#)



[TRIM 101 at the Blake library](#)



2024 Values for Martin County

2024 PRELIMINARY VALUES

Taxing Districts	# of Real Property Parcels	New Construction Taxable Value	Total Market Value	Total Taxable Value	% Increase from 2023	
					Market	Taxable
Martin County	96,883	\$758.6 Million	\$56.9 Billion	\$34.8 Billion	6.43%	10.04%

This market value growth of 6.43% is attributed to:

- **Appreciation in values based on 2023 market**
- **New construction totaling \$758.6 million**
 - **542 single family homes/townhomes**
 - **6 multi-family projects**
 - **30 industrial buildings (Over 1.1million square feet)**

2024 PRELIMINARY VALUES

Taxing Districts	# of Real Property Parcels	New Construction Taxable Value	Total Market Value	Total Taxable Value	% Increase from 2023	
					Market	Taxable
Martin County	96,883	\$758.6 Million	\$56.9 Billion	\$34.8 Billion	6.43%	10.04%
City of Stuart	9,576	\$154.4 Million	\$5.3 Billion	\$3.5 Billion	8.49%	12.13%
Town of Jupiter Island	688	\$17.9 Million	\$5.4 Billion	\$3.6 Billion	2.80%	9.07%
Town of Ocean Breeze	149	\$487.2 Thousand	\$113.6 Million	\$90.3 Million	17.87%	7.66%
Town of Sewall's Point	1,042	\$22.2 Million	\$1.4 Billion	\$1.0 Billion	3.36%	10.27%
Village of Indiantown	2,325	\$9.7 Million	\$2.8 Billion	\$2.4 Billion	5.31%	5.31%



Treasure Coast Real Estate Data (2024 Certified Tax Rolls)

TREASURE COAST REAL ESTATE DATA 2024

MARTIN

INDIAN RIVER

ST. LUCIE

56.9B

Total Market Value

6.45%

23-24 Percent Increase

48.6B

Total Market Value

6.20%

23-24 Percent Increase

70.7B

Total Market Value

6.88%

23-24 Percent Increase

34.8B

Total Taxable Value

10.04%

23-24 Percent Increase

29.3B

Total Taxable Value

10.19%

23-24 Percent Increase

40.0B

Total Taxable Value

13.20%

23-24 Percent Increase

TREASURE COAST REAL ESTATE DATA 2024

MARTIN

162,006

Total Population

543.7

Sq. Miles

96,883

Real Property Parcels

+257

23-24 Increase

INDIAN RIVER

167,352

Total Population

502.8

Sq. Miles

94,343

Real Property Parcels

+479

23-24 Increase

ST. LUCIE

358,704

Total Population

571.7

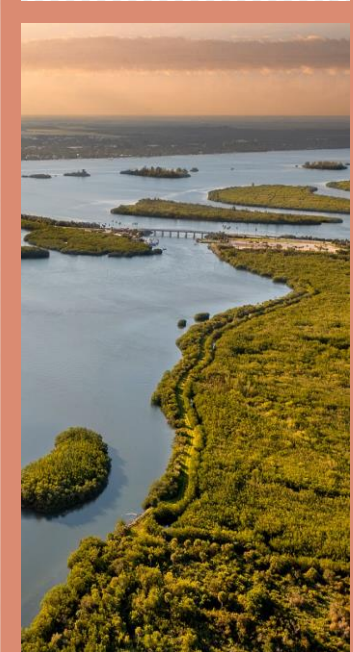
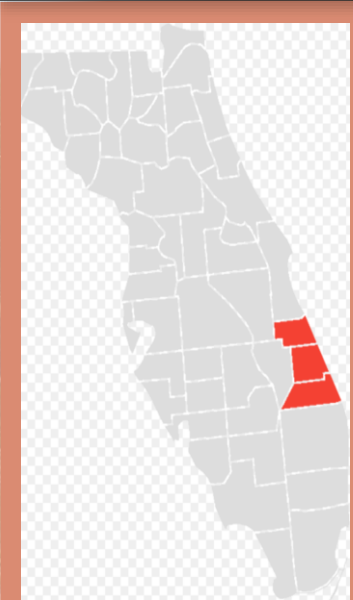
Sq. Miles

186,359

Real Property Parcels

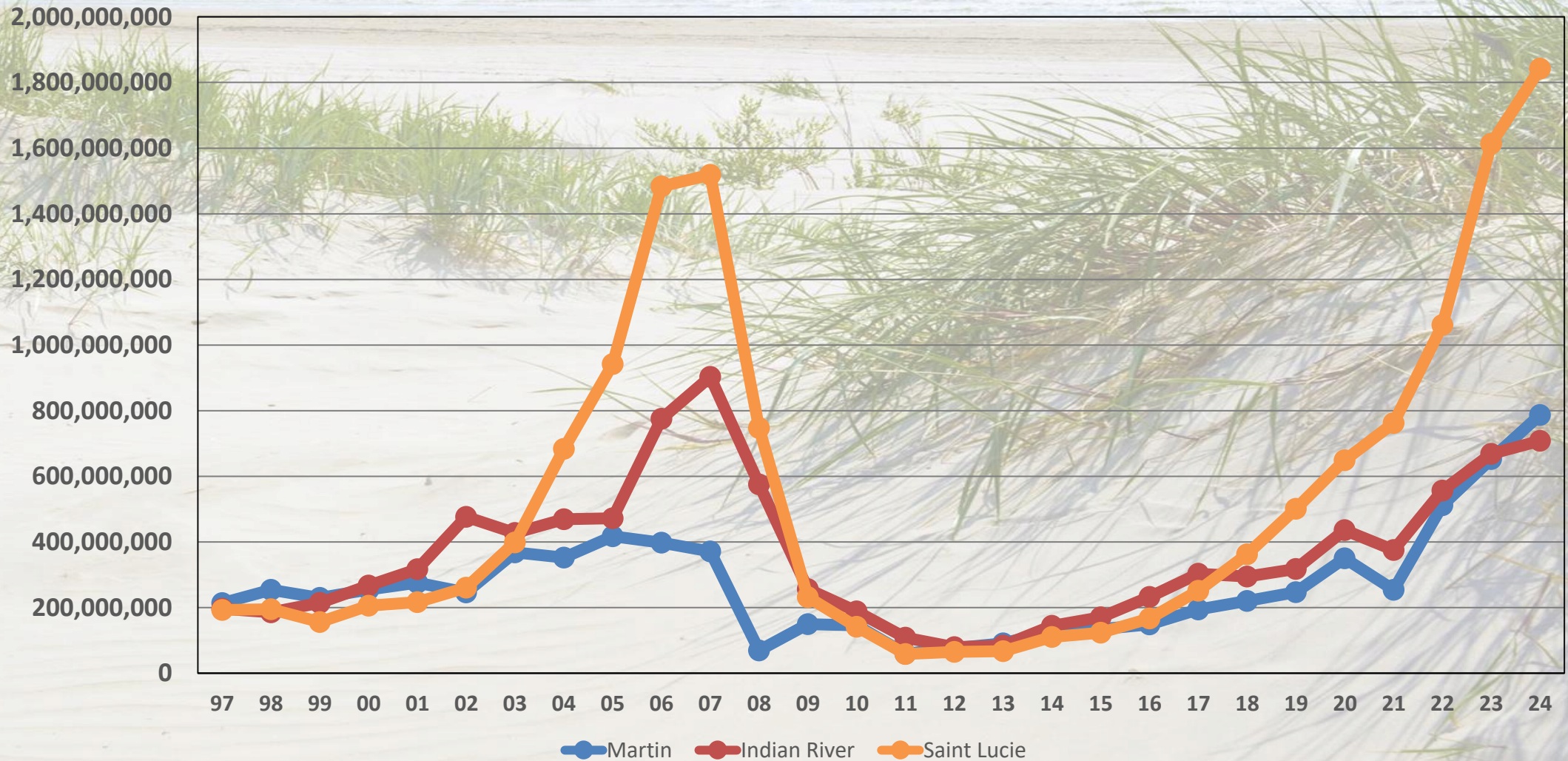
+2,839

23-24 Increase



TREASURE COAST REAL ESTATE DATA

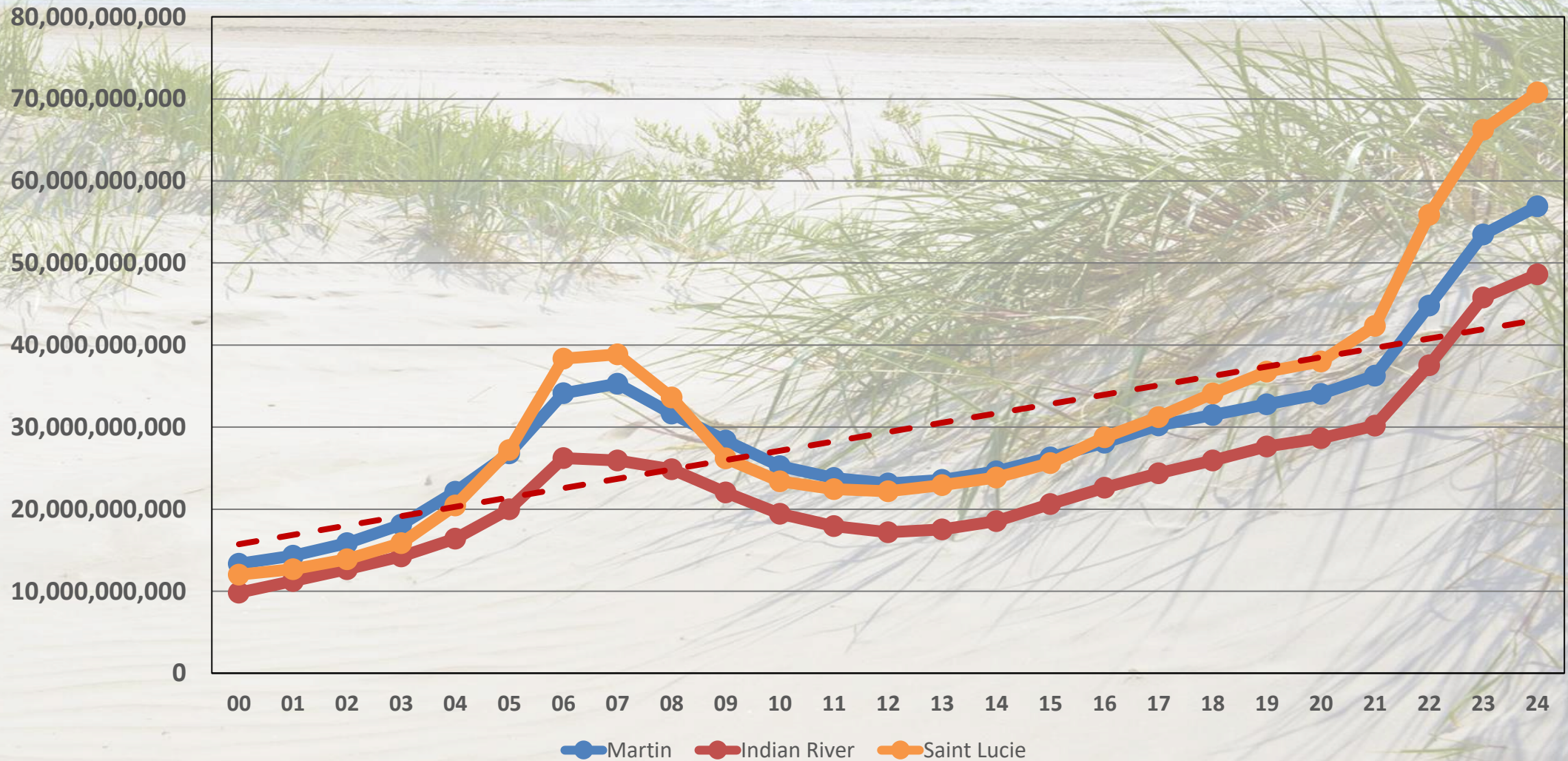
Historical 25 Year New Construction Trends



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 24 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)

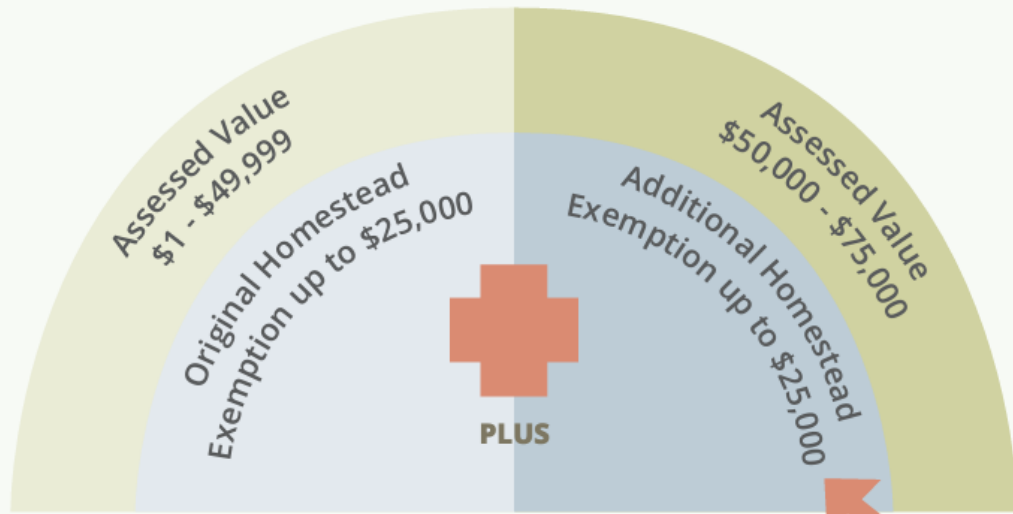


Amendment 5 Review

Homestead Exemption

Homestead is one way to reduce the amount of real estate taxes you will have to pay on your residential property. In the State of Florida, if you own property, and make the property your permanent residence, as of January 1st of the tax year, you may qualify for the \$25,000 homestead exemption. An additional \$25,000 homestead exemption is automatically applied to the assessed value above \$50,000.

By law, a homestead exemption is not transferable to your new home. If you move, you must file a new homestead application by coming into the office or online at www.pa.martin.fl.us.



You will receive the full \$50,000 exemption if your Assessed Value is \$75,000 or greater.



PROPOSED

Constitutional Amendment

To be voted on
November 5, 2024 ballot.

Amendment 5 –

Homestead Annual Inflation Adjustment

The original homestead exemption of up to \$25,000 would stay the same. However, if passed, the Constitutional Amendment would allow the second \$25,000 homestead exemption to adjust with inflation.

AMENDMENT 5 – PROPOSED CONSTITUTIONAL AMENDMENT

IMPORTANT ASPECTS OF THE PROPOSED AMENDMENT

- **Requires 60% voter approval pass.**
- **This is a statewide exemption and not county by county.**
- **Will appear in the General Election**
- **If approved, will begin in 2025 tax year**

AMENDMENT 5 – PROPOSED CONSTITUTIONAL AMENDMENT

IMPORTANT ASPECTS OF THE PROPOSED AMENDMENT

- **Annual factor only applies to the 2nd \$25,000 Exemption**
- **2nd \$25,000 Exemption does not apply to School Levies**
- **Factor can only be positive and does not apply if CPI is negative number**
- **Uses the same CPI measurement as annual Save Our Homes but is not limited at 3%**

AMENDMENT 5 – PROPOSED CONSTITUTIONAL AMENDMENT

Hypothetical Homestead Exemption Tax Savings (After 30 Years of Amendment 5)

Current Homestead Exemption	Exemption Amount	Tax Savings in Town of Sewall's Point		Tax Savings in City of Stuart	
		Lowest Total Millage: 16.4354 School Board Portion: 5.9430 Non School Portion: 10.4924		Highest Total Millage: 18.3141 School Board Portion: 5.9430 Non School Portion: 12.3711	
1st \$25,000 Applies to all Taxing Authorities	25,000	\$	410.89	\$	457.85
2nd \$25,000 Applies to all except School Board	52,696	\$	552.91	\$	651.91
Total		\$	963.80	\$	1,109.76

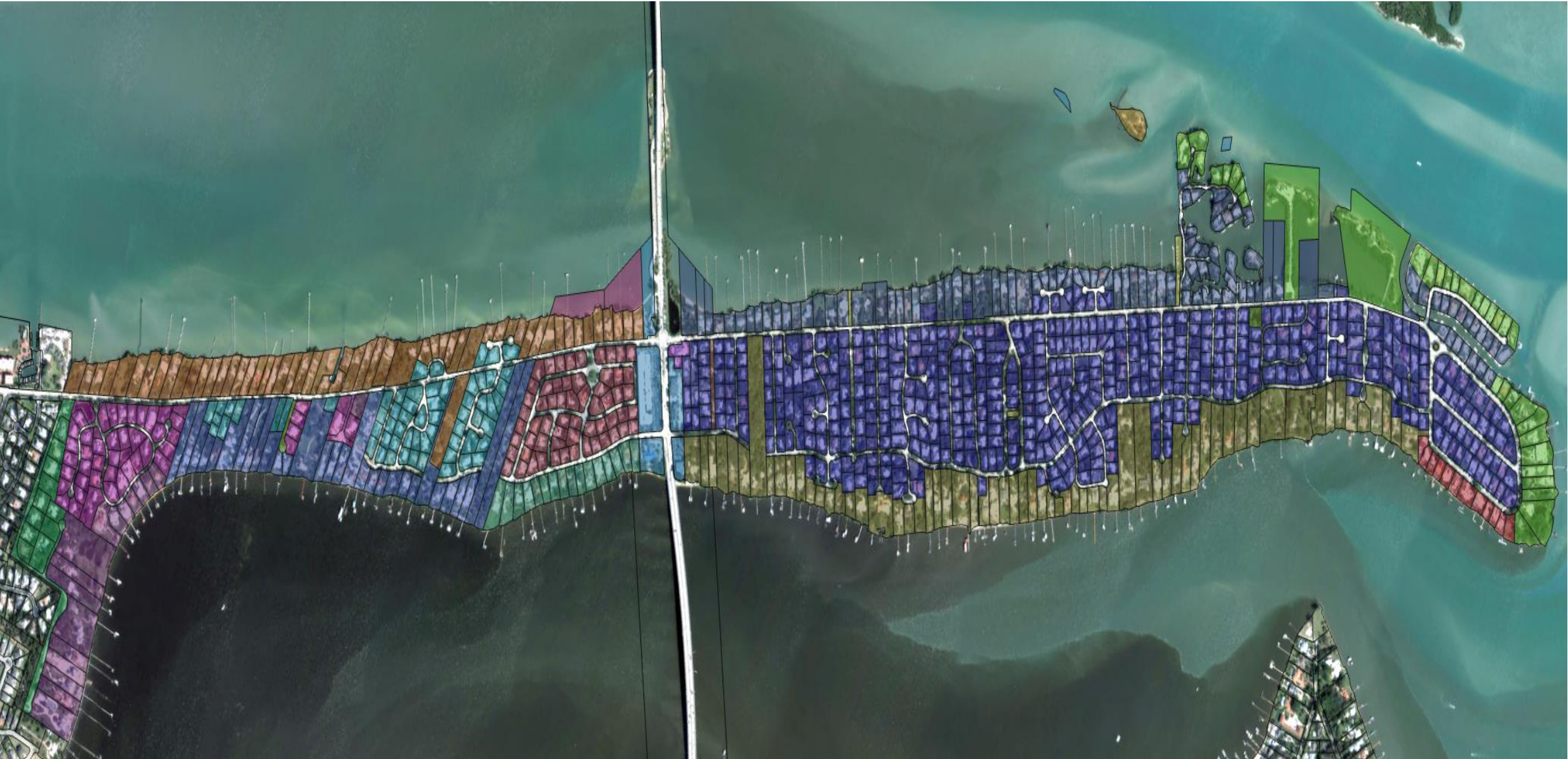
**Current Annual Tax Savings Range:
\$673.20 - \$767.13**

**After 30 Years of Amendment 5 Annual Tax Savings Range:
\$963.80 - \$1,109.76**



Sewall's Point Sale Data/New Construction

SEWALL'S POINT MCPAO NEIGHBORHOODS



Martin County Property Appraiser

Sewall's Point

Interior Sales

2022 Sales	
All Sales	
Sale Count	32
Median SP	\$1,017,500
Median PPSF	\$393.41
Average SP	\$1,122,134
Average PPSF	\$394.12

2023 Sales			
	North Sewall's Point	South Sewall's Point	All Sales
Sale Count	12	21	33
Median SP	\$872,500	\$1,015,000	\$930,000
Median PPSF	\$346.67	\$386.93	\$373.36
Average SP	\$899,000	\$1,092,100	\$1,021,882
Average PPSF	\$356.39	\$412.03	\$391.80

2024 Sales	
All Sales	
Sale Count	16
Median SP	\$1,195,000
Median PPSF	\$419.30
Average SP	\$1,305,194
Average PPSF	\$435.05

Waterfront Sales

2022 Sales	
All Sales	
Count	17
Median SP	\$2,800,000
Median PPSF	\$735.73
Average SP	\$3,472,941
Average PPSF	\$753.64

2023 Sales			
	St Lucie/High Point	Indian River	All Sales
Count	3	10	13
Median SP	\$5,625,000	\$2,325,000	\$2,450,000
Median PPSF	\$779.84	\$785.02	\$779.84
Average SP	\$7,091,667	\$3,382,154	\$3,382,154
Average PPSF	\$799.30	\$813.24	\$810.02

2024 Sales	
All Sales	
Sale Count	7
Median SP	\$3,310,000
Median PPSF	\$806.01
Average SP	\$4,828,571
Average PPSF	\$847.04

Waterfront Rates

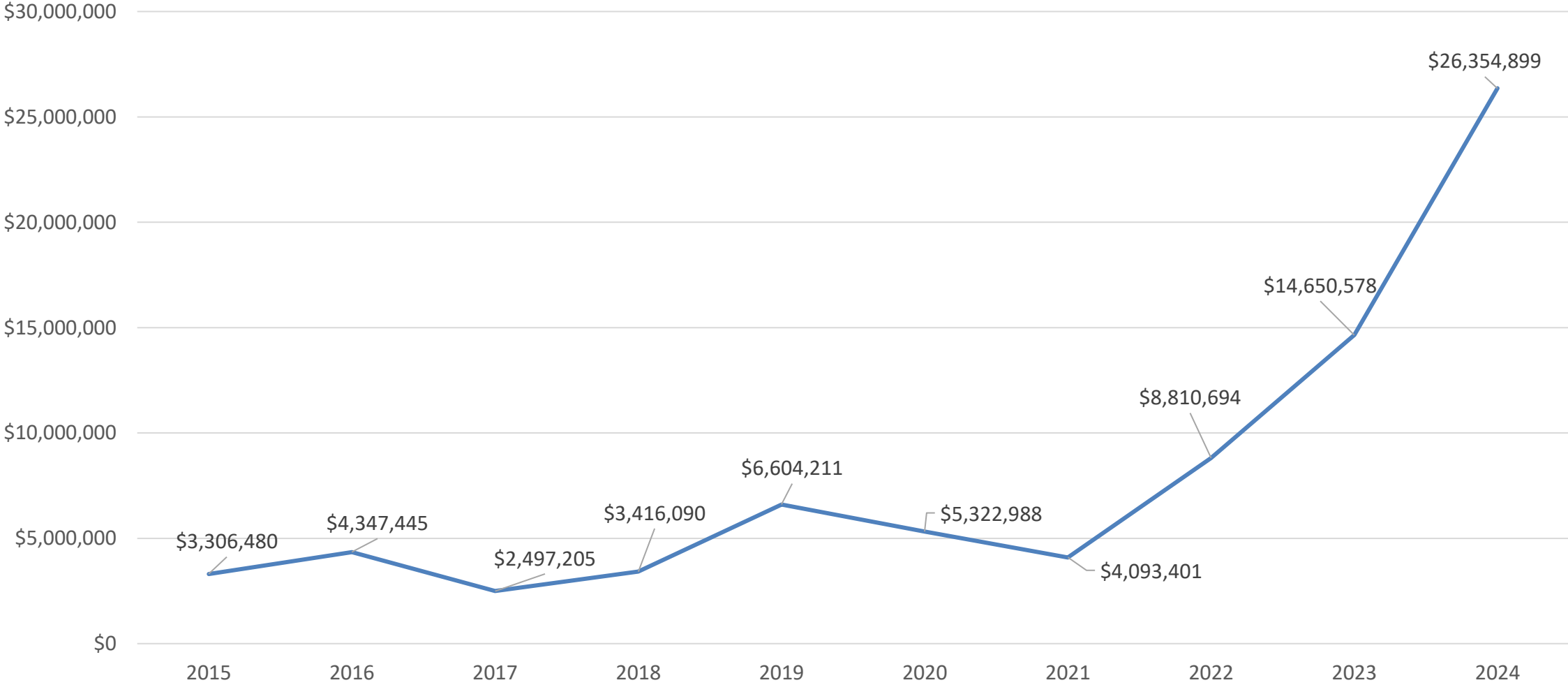
St Lucie River	
	Base Rate
Plantation/Castle	\$15,000
Indialucie	\$14,000
A1A to High Point	\$14,000
High Point (West)	\$17,000

Indian River	
	Base Rate
Dolphin to A1A	\$11,600
A1A to Archipelago	\$12,000
Arch/HP Isle(River)	\$16,500
High Point(S/E)	\$16,500
High Point Canal	\$12,000

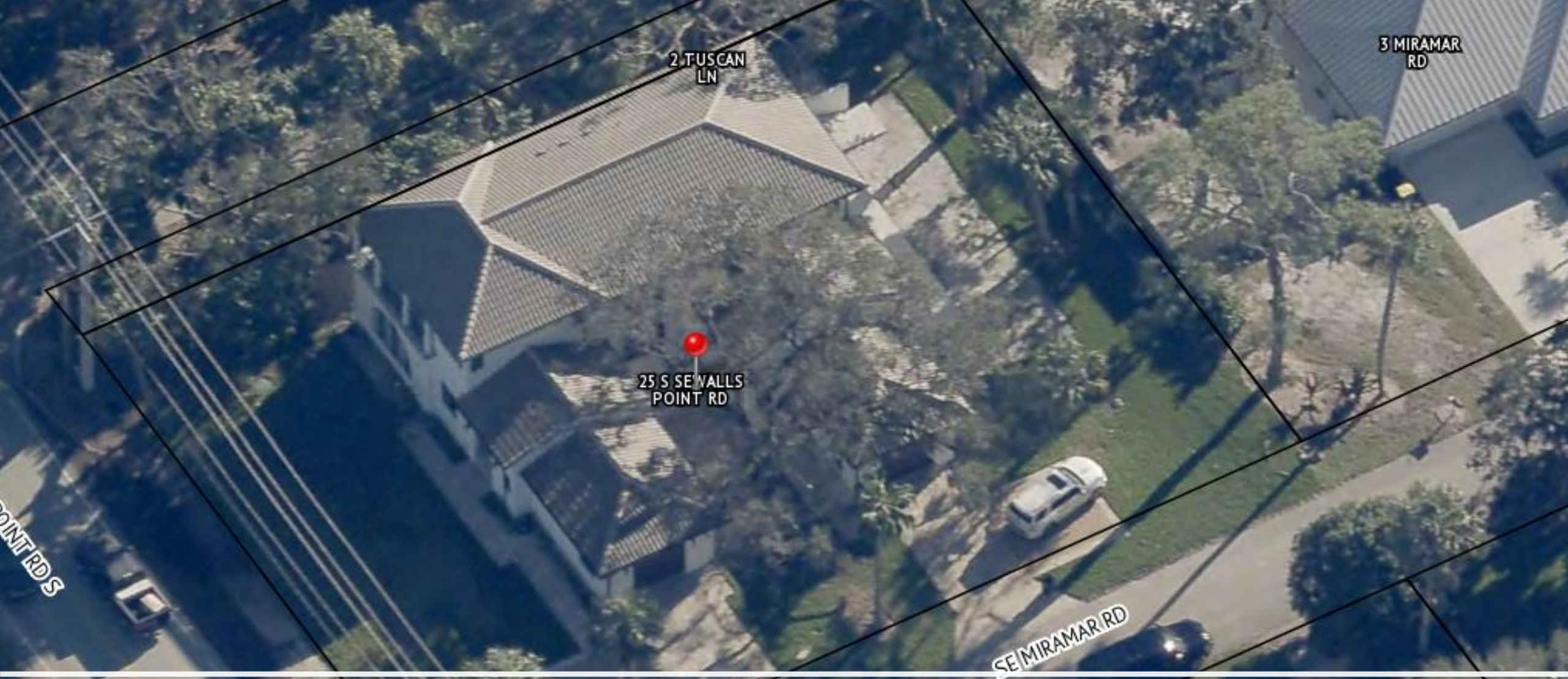
*Adjustments to these base rates are made for configuration, size, depth, economies of scale, etc.

*2024 Sales include transfers through 8/2024

Sewall's Point New Construction



— Sewall's Point New Construction



25 S SEWALLS POINT RD



3 SAINT
LUCIE CT

41 S RIVER
RD

20 PALMETTO
DR

17 PALMETTO
DR

20 PALMETTO DR

77 PALMETTO
DR

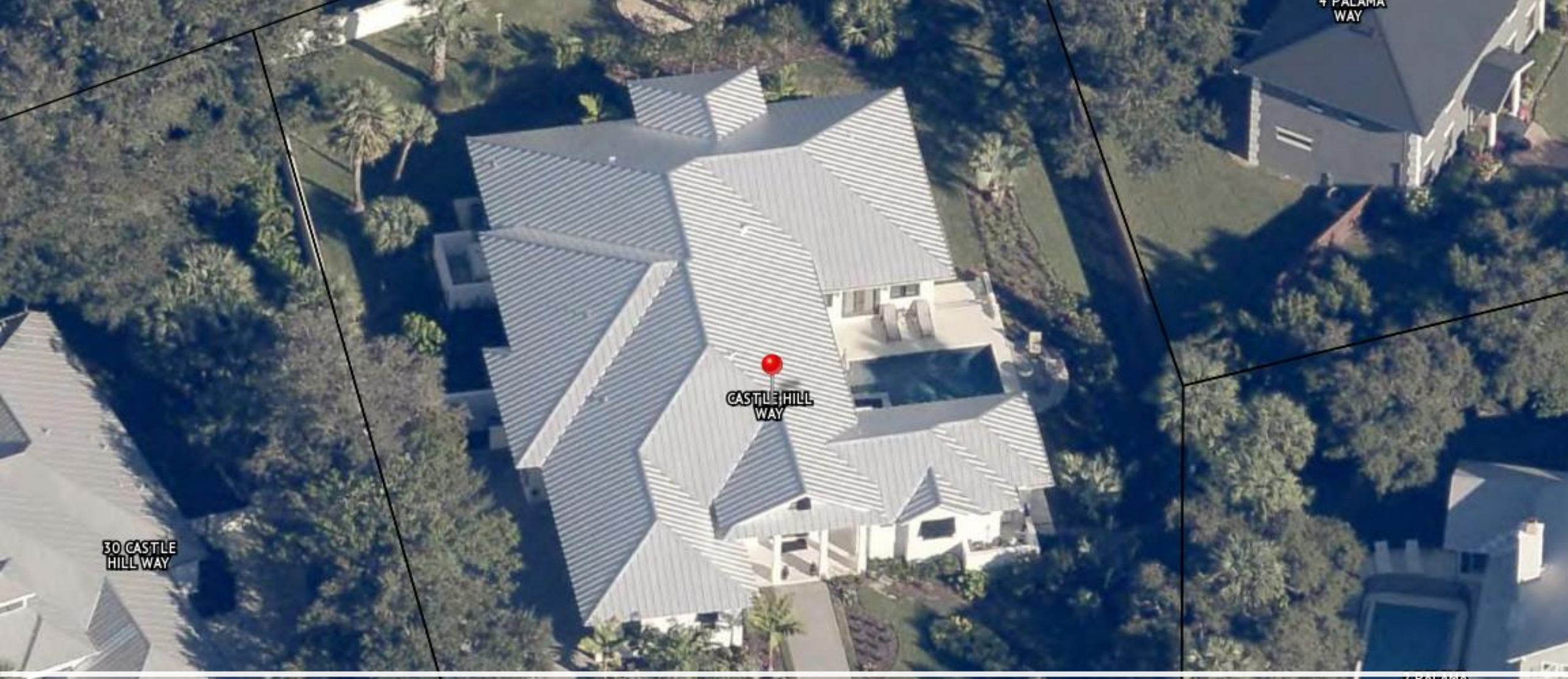
19 PALMETTO
DR



95 S RIVER
RD

95 S RIVER RD

SE RIVER RD 50



30 CASTLE HILL WAY

CASTLE HILL WAY

↑ PALAMA WAY

↓ PALAMA WAY

28 CASTLE HILL WAY



NE CASTLE HILL WAY

13 CASTLE HILL WAY

13 CASTLE HILL WAY

SE CAMINO AVE



6 PALM CT

3 PALM CT

4 PALM CT

34 N SEWALL
1201001000



148 S SEWALLS
POINT RD

148 S SEWALLS POINT RD



114 WIDE
RIVER CV

20 RIVERVIEW
DR

109 RIVER
RD

111 S RIVER RD



81 S RIVER RD

81 S RIVER RD





15 MANDALAY
RD

15 MANDALAY RD



39 NE LOFTING WAY



35 NE LOFTING WAY





New Development



Single Family Residential

D·R·HORTON®

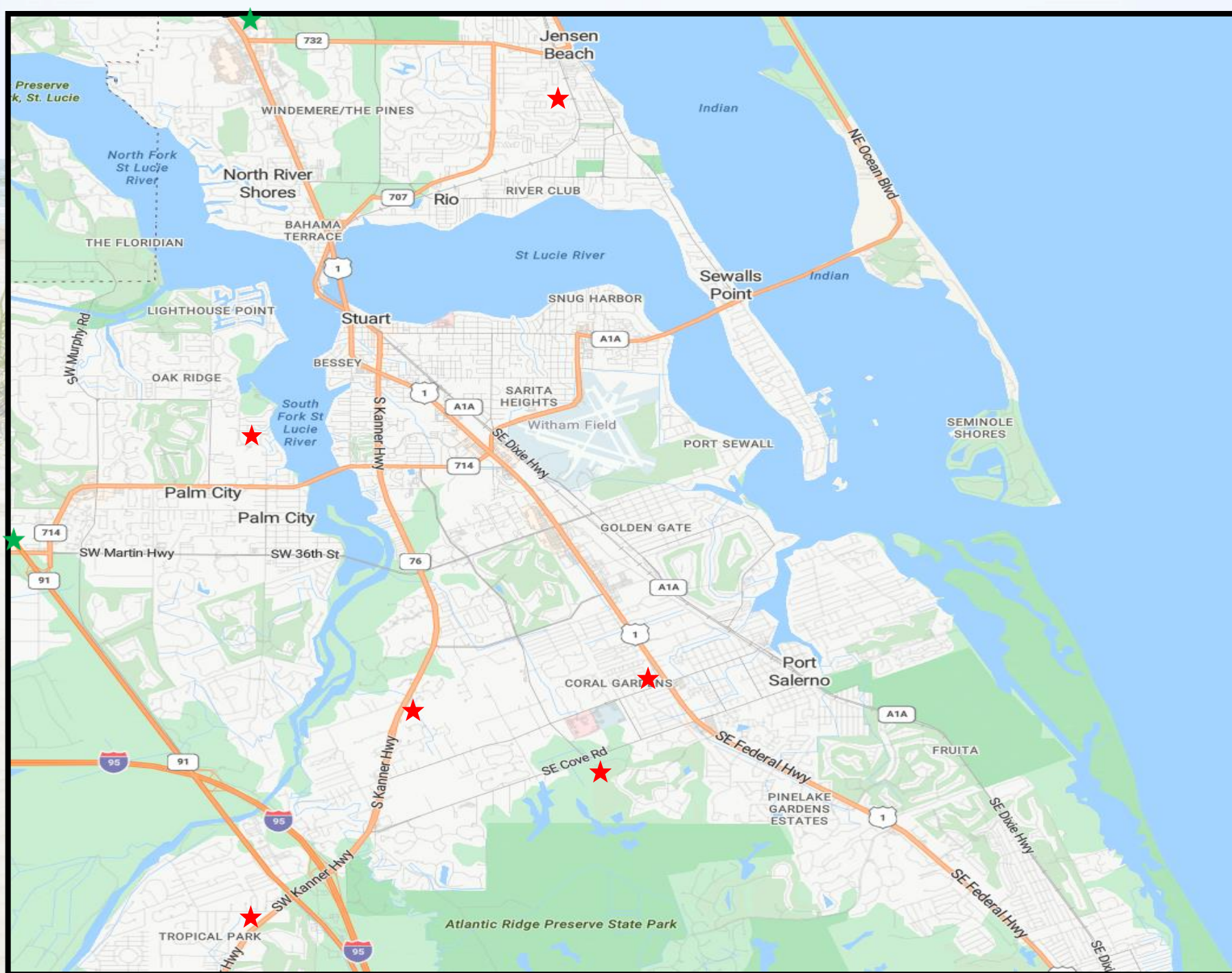
America's Builder



1. Sabal Point – 68 SFD, \$551+
2. The Oaks – 24 SFD, \$743+
3. Willow Pointe – 65 SFD, \$550+
4. Sandpiper Square – 20 SFD
5. Preserves at Park Trace – 114 SFD, \$596+
6. Twin Oaks – 28 SFD, \$589+



1. Avila – 169 TH, \$405+
2. Newfield - Rosette Park (SFD/TH)





- 1. Highpointe – 313 SFD, \$559+
- 2. Bridgewater – 107 SFD, \$2.45+
- 3. Camellia – 98 TH, \$400+



- 1. Canopy Creek – 294 SFD, \$1.44+
- 2. Cove Royale – 117 SFD, \$613+



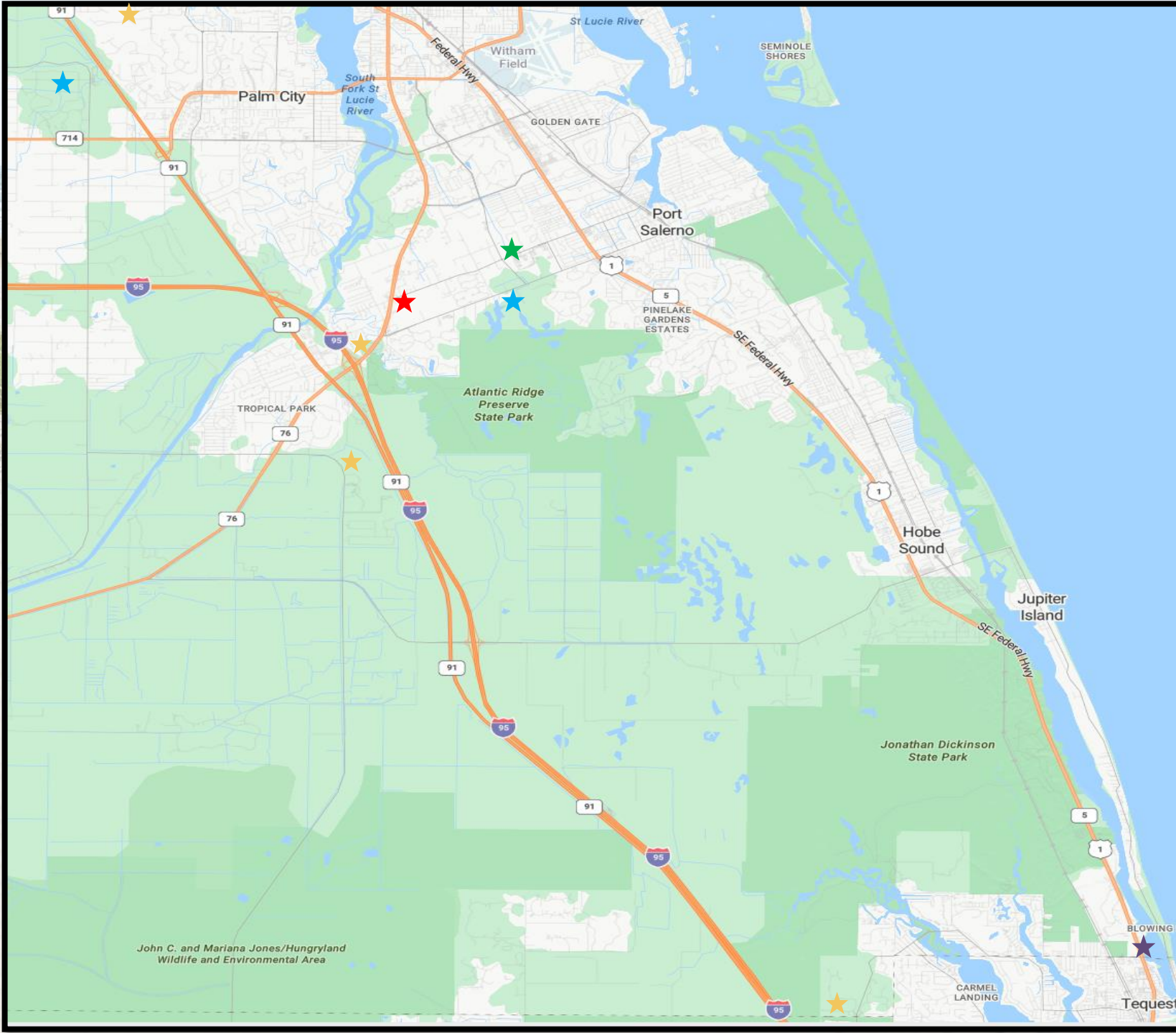
- 1. Salerno Reserve – 79 SFD \$674+, 88 TH \$400+



- 1. Edgewater Pointe – 117 TH, \$421+



- 1. Forte Luxe – 16 TH, \$3.97+





Golf Courses

APOGEE



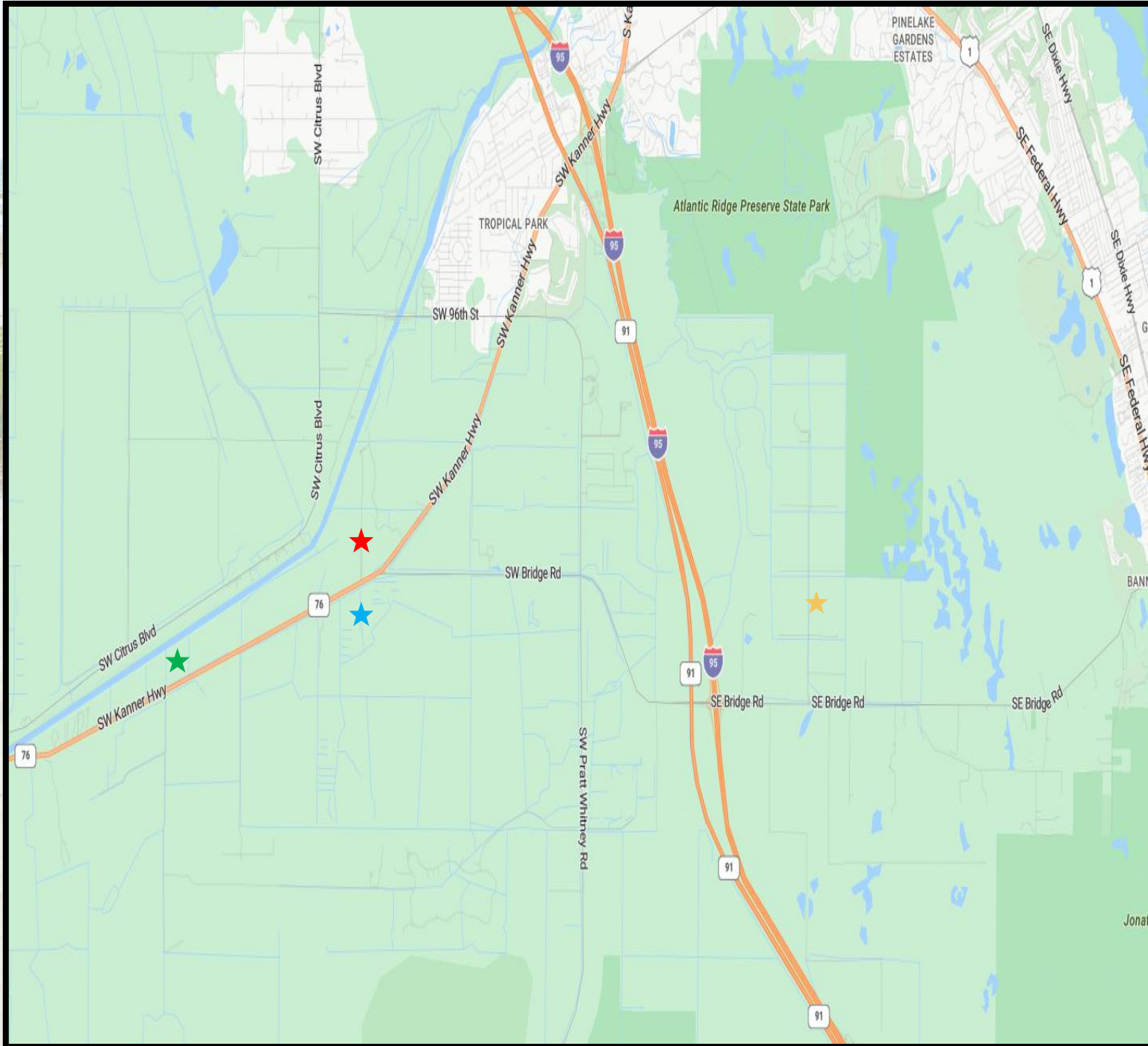
The Ranch



Rolling Sands



Discovery
LAND COMPANY



APOGEE



Master Site Plan



SITE DATA

FUTURE LAND USE: AGRICULTURAL
EXISTING ZONING: A-2
PROPOSED ZONING: PUD
TOTAL SITE AREA: 3,902.84 AC
RESIDENTIAL UNITS: 175 SINGLE FAMILY LOTS
OPEN SPACE: 3,547.85 AC (91%)
AGRICULTURE: 1,205.26 AC (31%)

TOTAL SITE AREA: 3,902.84 AC
SOUTHERN PARCEL: 3,460.62 AC
NORTHERN PARCEL: 442.22 AC

PROPOSED USE:

SONAFIDE AGRICULTURE, 175 SINGLE FAMILY LOTS, (2) 18-HOLE CHAMPIONSHIP GOLF COURSES, WORLD CLASS PRACTICE FACILITY, UP TO (26) GOLF COTTAGES, RECREATION & ACCESSORY USES, RESIDENTIAL MULTI-SLP DOCKING FACILITY, MAINTENANCE FACILITIES, SUPPORTING ROADS, UTILITIES & DRAINAGE INFRASTRUCTURE



MULTI-FAMILY

Multi-Family

2025

Volaris (270 Units) ★

Tradewinds (177 Units) ★

COS/2020

County/2020

2023/2024

-Indigo (212 Units) ★

-The Reserve (197 Units) ★

-River North (280 Units) ★

-Central Parkway Lofts (172 Units) ★

COS/2020

County/2018

COS/2020

COS/2021

