



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

[MEET JENNY >](#)[E-NEWS SIGN UP >](#)[OUTREACH CALENDAR >](#)[SCHEDULE A SPEAKER >](#)



# INTERACTIVE CALENDAR

« January 2025 »

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

			1 Office Closed for New Year's Day Date of Assessment in the State of Florida	2 January E-Newsletter	3 iCareCommunity Magazine	4
5 Friends and Neighbors of Martin County	6 Treasure Coast Home & Living	7	8	9 Martin Cares	10 Tangible Personal Property Tax Return Mailing	11
12	13	14 Weichert Realtors Integrity Group	15 Florida Institute of Certified Public Accountants Sailfish Chapter	16	17	18
19	20 Office Closed for Martin Luther King Jr. Day	21	22 Martin County Realtors of the Treasure Coast	23	24	25
26	27	28	29	30	31	

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

 Presentations  Publications  Mailings  Important Dates

## Weichert Realtors Integrity Group



Martin County Property Appraiser Jenny Fields, Chief Deputy Karl Andersson and Director of Tax Roll and Appraisal Services Tyler Steinhauer will present to the realtors at Weichert Realtors Integrity Group.

### Event Information

Event Date	January 14, 2025
------------	------------------

[Back](#)

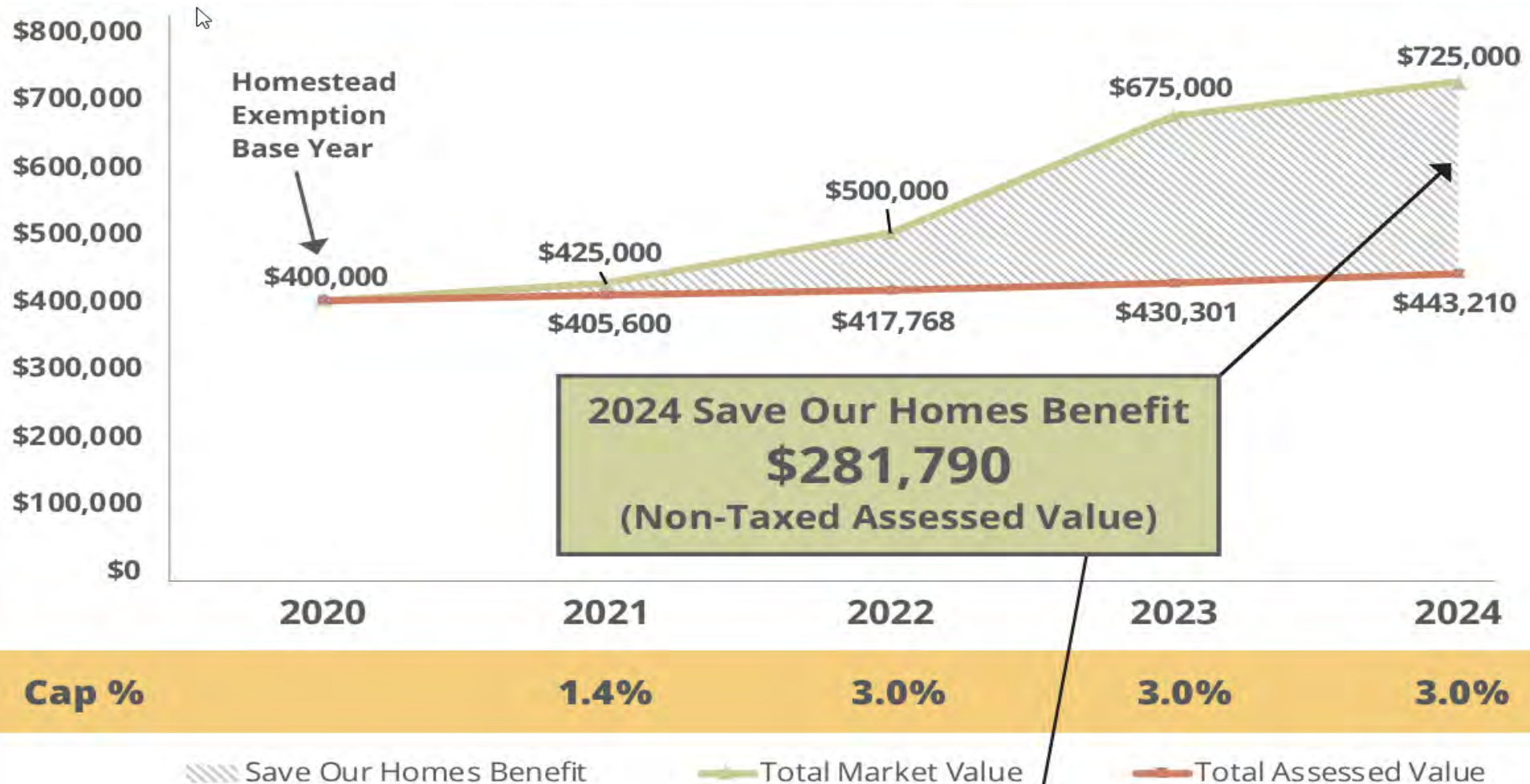


**New Homebuyers?  
Here's what you need to know**



# SAVE OUR HOMES BENEFIT

## Market Value to Assessed Value Spread



# PURCHASED IN 2024

## 2024 Trim Notice



Market Value: \$725,000  
Assessed Value: \$443,210

**Taxes: \$6,657** (Seller's)

## 2025 Trim Notice



Market Value: \$725,000  
Assessed Value: \$725,000

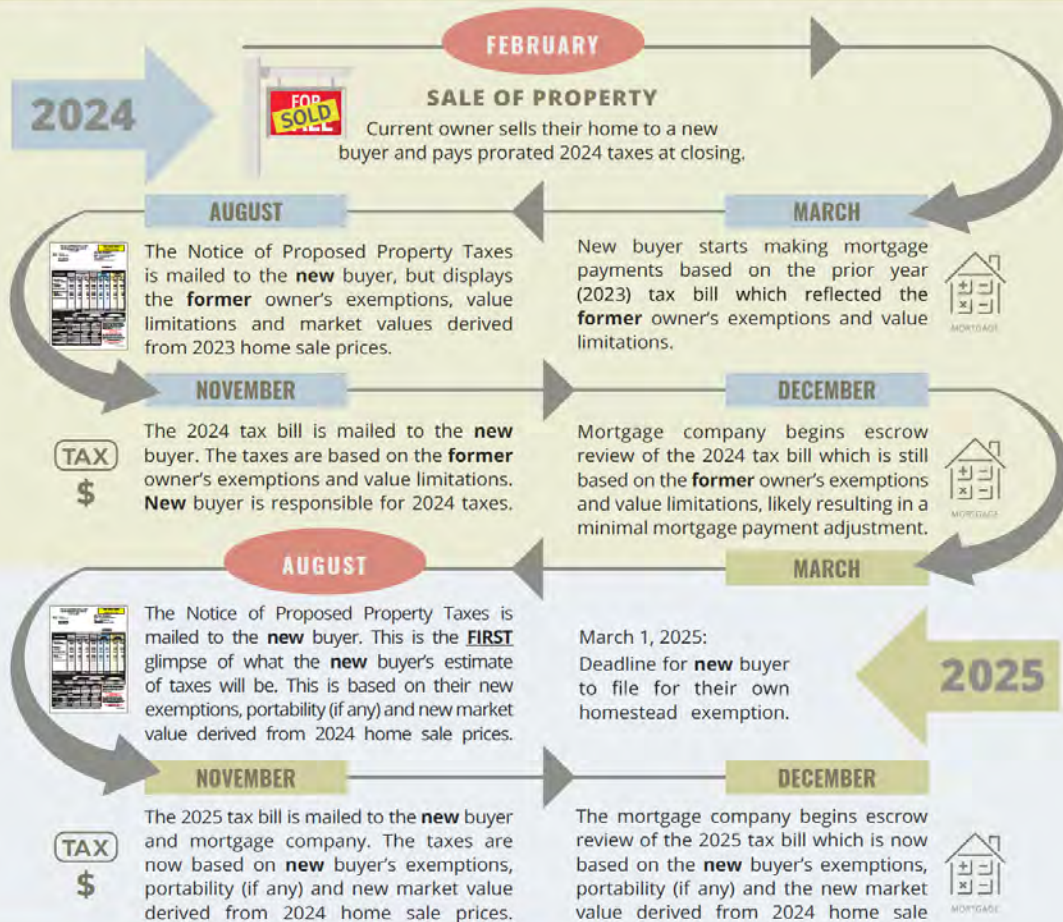
**Taxes: \$11,515** (Yours)





# 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](http://www.pa.martin.fl.us)





**Selling Your Home?  
Here's what you need to know**

# SAVE OUR HOMES BENEFIT



## “PORTING” the SOH BENEFIT (AKA: Portability)

The homestead exemption is not transferable, but you can “move” the accumulated SOH benefit to a new home, 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, which will come off the market value of your new home. This is known as “portability.” Please contact our office for your actual upsize or downsize portability estimate or you can use the Property Tax Estimator tool available on our website.

MARTIN  
COUNTY

Scan QR code to use *Property Tax Estimator*

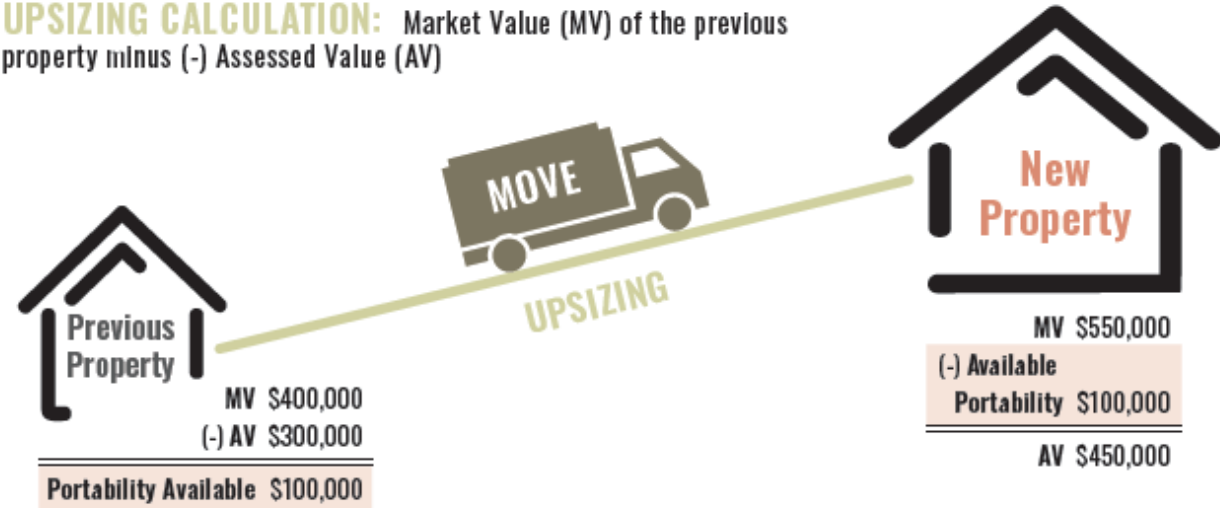




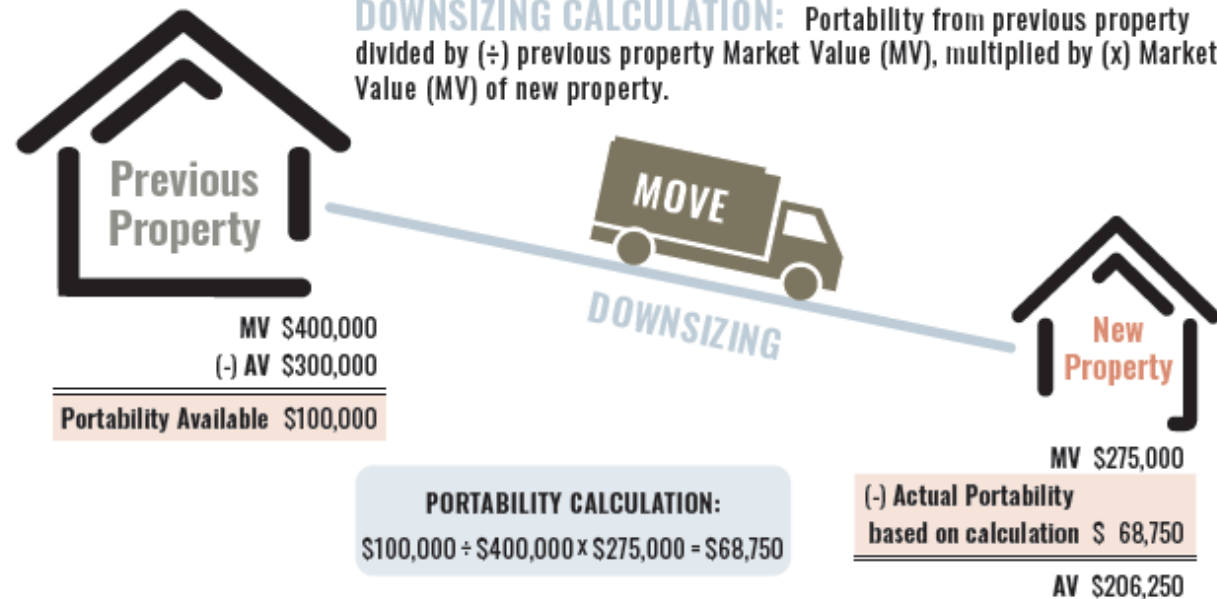
# UPSIZE VS DOWNSIZE

- 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.

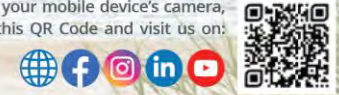


# Can I Rent My Homestead Property?

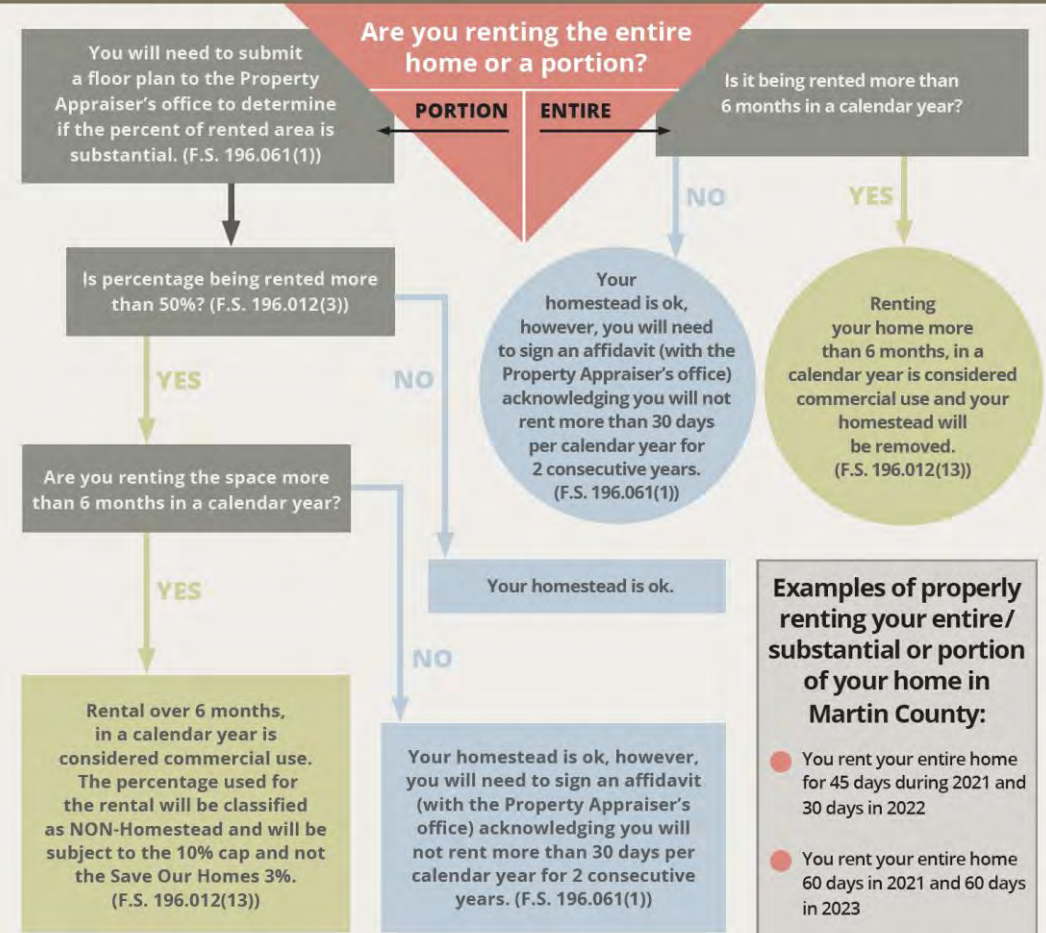


MARTIN COUNTY  
PROPERTY APPRAISER  
Jenny Fields, CFA

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



## CAN I RENT MY HOMESTEAD PROPERTY?



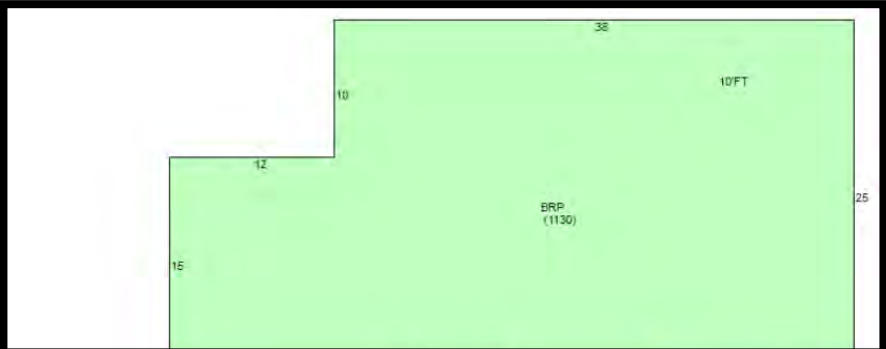
- Examples of properly renting your entire/substantial or portion of your home in Martin County:**
- You rent your entire home for 45 days during 2021 and 30 days in 2022
  - You rent your entire home 60 days in 2021 and 60 days in 2023
  - You rent a room (less than 50% of your home) for any duration of time.

This is the Martin County Property Appraiser office policy and does not necessarily mean all Florida Property Appraisers interpret the statutes in the same way.





# **New Construction & Development**

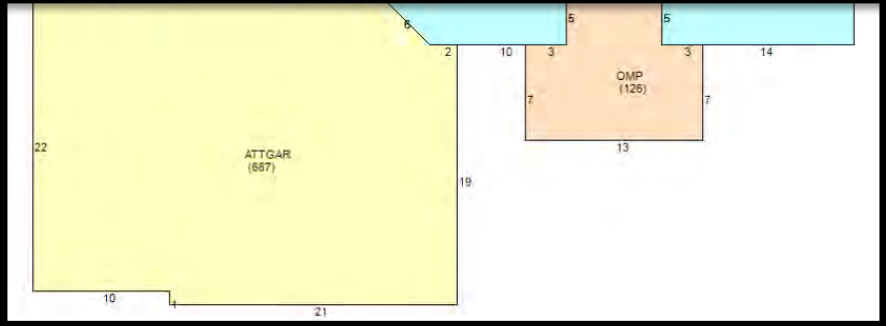


1. LAND

Parcel ID	Location	LUC	LUC @sale	NBC	Ld Tp	GrossArea	Fin Area	NAL	ExtType	Land Size	Adj Code	SaleDate	SalePrice	Total Value	Ratio
<b>NBC: 553800</b>															
55-38-41-550-000-00220-0	1260 1260 SE ILLUSION ISLE W	0100	0100	55380	37	4,050	2,435	01	1	0.00	TC	09/25/2024	780,000	562,260	0.721
55-38-41-550-000-00230-0	1262 1262 SE ILLUSION ISLE W	0100	0100	55380	37	4,515	2,577	01	1	0.00	TE	04/30/2024	710,000	618,560	0.871
55-38-41-550-000-00250-0	1266 1266 SE ILLUSION ISLE W	0100	0100	55380	37	3,509	2,577	01	1	0.00	TE	05/15/2024	760,000	573,920	0.755
55-38-41-550-000-00440-0	1391 1391 SE LEGACY COVE CI	0100	0100	55380	37	3,453	2,577	01	1	0.00	TE	04/18/2024	620,000	599,770	0.967
55-38-41-550-000-00920-0	1485 1485 SE LEGACY COVE CI	0100	0100	55380	37	2,554	1,891	01	1	0.00	TE	02/09/2024	497,000	443,080	0.892
55-38-41-550-000-01000-0	1469 1469 SE LEGACY COVE CI	0100	0100	55380	37	3,492	2,492	01	1	0.00	SOLE	07/10/2024	548,900	522,230	0.951
55-38-41-550-000-01000-0	1469 1469 SE LEGACY COVE CI	0100	0100	55380	37	3,492	2,492	01	1	0.00	TE	11/26/2024	560,000	522,230	0.933
55-38-41-550-000-01080-0	1453 1453 SE LEGACY COVE CI	0100	0100	55380	37	4,811	2,492	01	1	0.00	TC	01/08/2024	746,000	594,840	0.797
55-38-41-550-000-01160-0	1478 1478 SE LEGACY COVE CI	0100	0100	55380	47	3,750	2,029	01	1	0.00	SOLE	01/09/2024	585,000	489,050	0.836
55-38-41-550-000-01390-0	1617 1617 SE TRADITION TRCE	0100	0100	55380	47	2,360	1,525	01	1	0.00	SOLE	05/30/2024	529,000	400,190	0.757
55-38-41-550-000-01410-0	1593 1593 SE TRADITION TRCE	0100	0100	55380	47	2,905	1,987	01	1	0.00	SOLE	11/20/2024	468,000	439,680	0.939
55-38-41-560-000-00030-0	1413 1413 SE CONFERENCE CI	0100	0100	55380	37	4,479	2,267	01	1	0.00	SOLE	06/04/2024	835,000	585,260	0.701
55-38-41-560-000-00200-0	1359 1359 SE SUMMIT TRL	0100	0100	55380	37	3,990	2,267	01	1	0.00	SOLE	06/14/2024	775,000	568,110	0.733
55-38-41-560-000-00350-0	1455 1455 SE CONFERENCE CI	0100	0100	55380	37	3,267	2,415	01	1	0.00	TE	07/18/2024	650,000	569,200	0.876
55-38-41-560-000-00530-0	1506 1506 SE LEGACY COVE CI	0100	0100	55380	37	4,247	2,443	01	1	0.00	TE	02/28/2024	804,000	578,460	0.719
55-38-41-560-000-00580-0	1581 1581 SE CONFERENCE CI	0100	0100	55380	37	3,759	2,755	01	1	0.00	TE	05/01/2024	675,000	587,450	0.870
55-38-41-560-000-00670-0	1414 1414 SE SUMMIT TRL	0100	0100	55380	37	6,066	3,646	01	1	0.00	SOLE	11/15/2024	805,000	707,480	0.879
55-38-41-560-000-00930-0	1236 1236 SE CONFERENCE CI	0100	0100	55380	25	3,963	2,415	01	1	0.00	TE	08/27/2024	820,000	573,510	0.699

2. IMPROVEMENTS

<b>NBC:</b>	553800	<b>Mean:</b>	0.828	<b>Min Ratio:</b>	0.699
<b>Count:</b>	18	<b>Median:</b>	0.853	<b>Max Ratio:</b>	0.967
<b>Standard Deviation:</b>	0.093	<b>Avg. Abs. Dev.</b>	0.081	<b>COD:</b>	9.505



3. SALES





# Single Family Residential



# D·R·HORTON

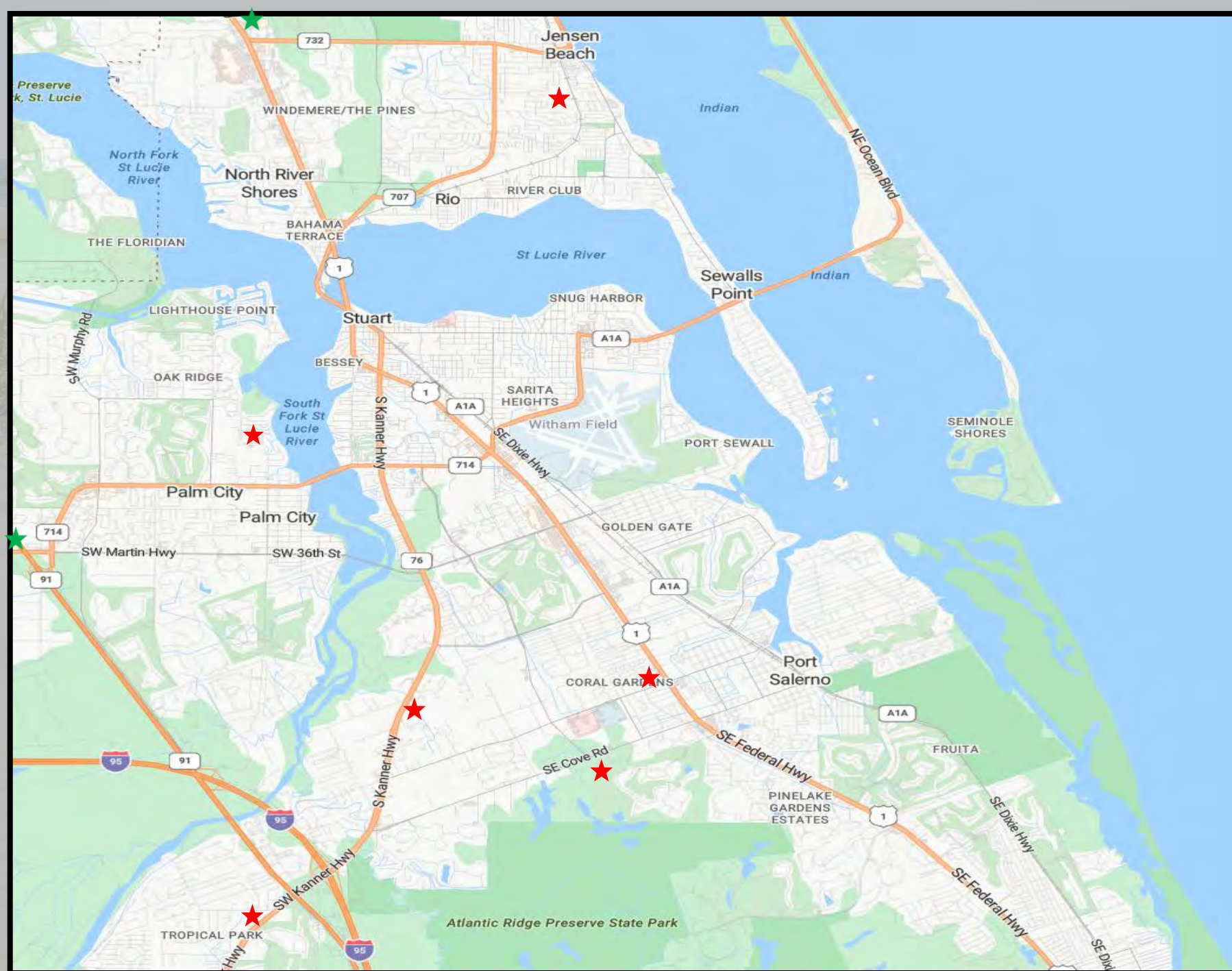
America's Builder



1. Sabal Point – 68 SFD, \$539+
2. The Oaks – 24 SFD, \$699+
3. Willow Pointe – 65 SFD, \$550+
4. Sandpiper Square – 20 SFD
5. Preserves at Park Trace – 114 SFD, \$599+
6. Twin Oaks – 28 SFD, \$589+



1. Avila – 169 TH, \$423+
2. Newfield - Rosette Park (SFD/TH), \$497+





# Sabal Pointe





# The Oaks





# Willow Pointe





# Sandpiper Square





# Preserves at Park Trace





# Twin Oaks





# Avila





# Newfield - Rosette Park







- 1. Highpointe – 319 SFD, \$563+
- 2. Bridgewater – 107 SFD, \$2.74+
- 3. Camellia – 98 TH, \$389+

# KOLTER



- 1. Cove Royale – 117 SFD, \$619+

## KHovnanian Homes



- 1. Salerno Reserve – 79 SFD \$674+, 88 TH \$424+



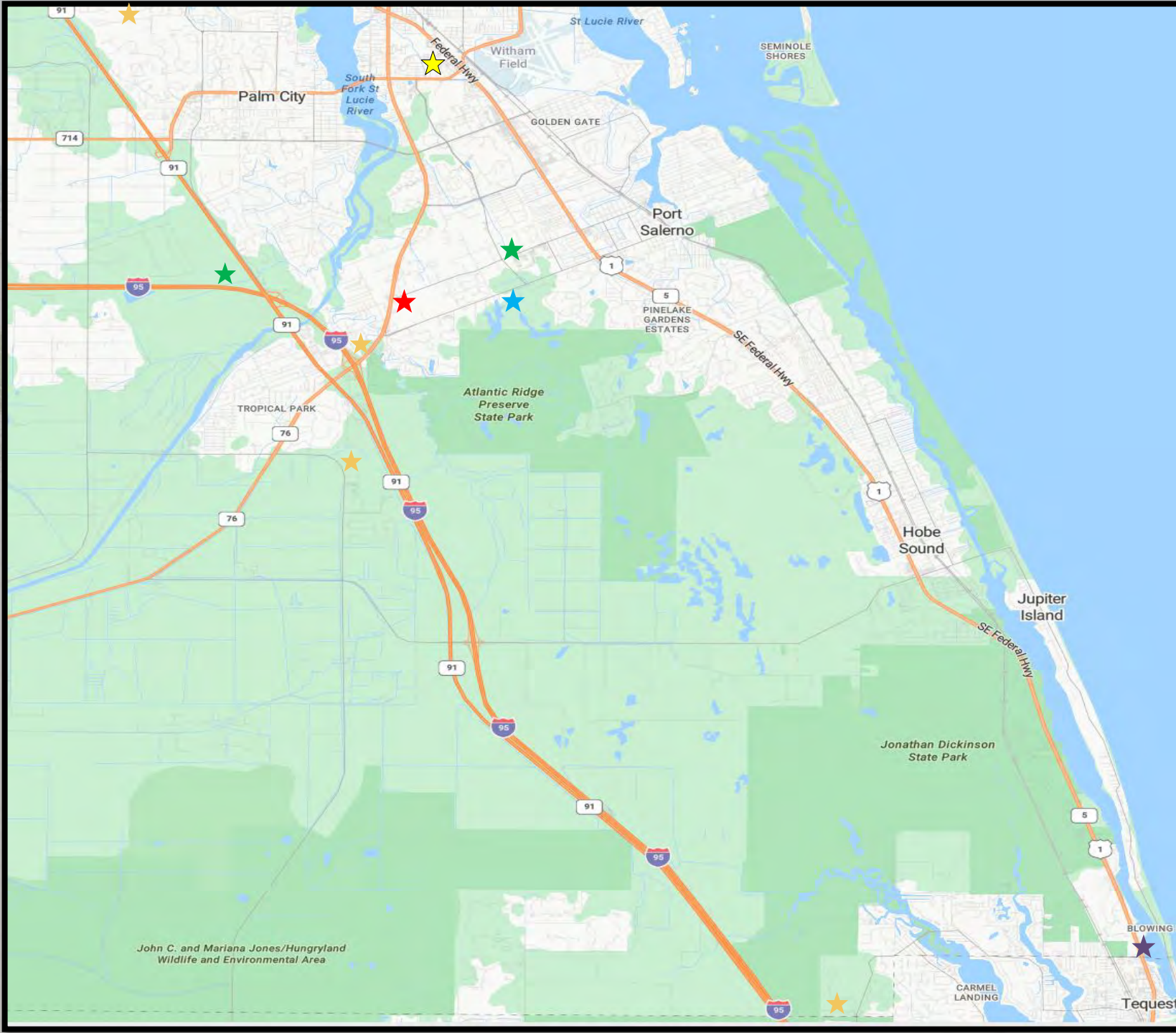
- 1. Pentalago – 42 Lots \$429+



### Sailfish Cay

- 1. Forte Luxe – 16 TH, \$3.97+

- 1. 60 TH, \$400 - \$600





# Highpointe





# Bridgewater





# Camellia





# Cove Royale





# Salerno Reserve





# Pentalago





# Forte Luxe





# Sailfish Cay







# Master Planned Communities



# NEWFIELD

MARTIN COUNTY, FL

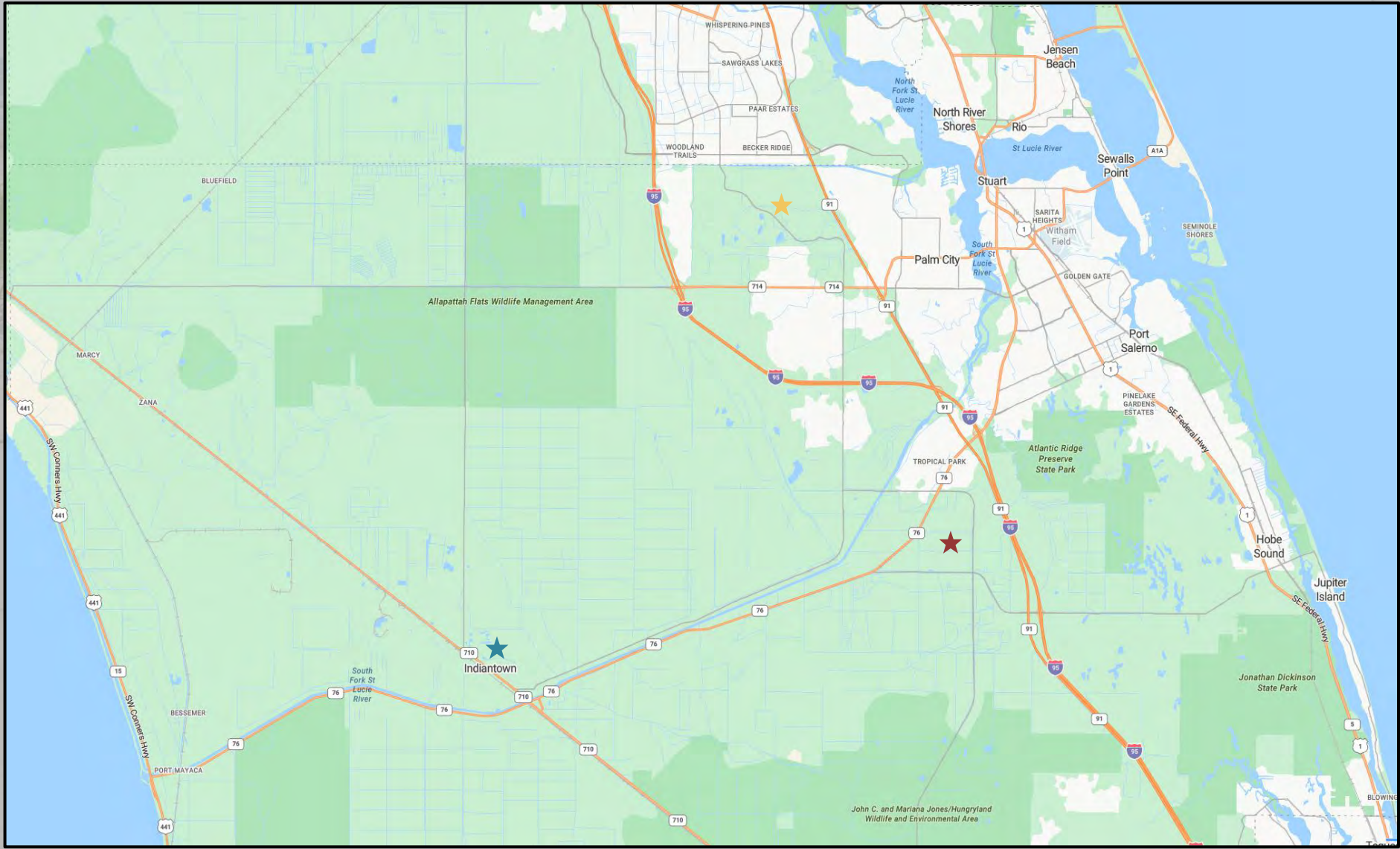
# Storie



TERRA LAGO  
VILLAS OF INDIANTOWN



THE GARCIA COMPANIES







# Golf Courses

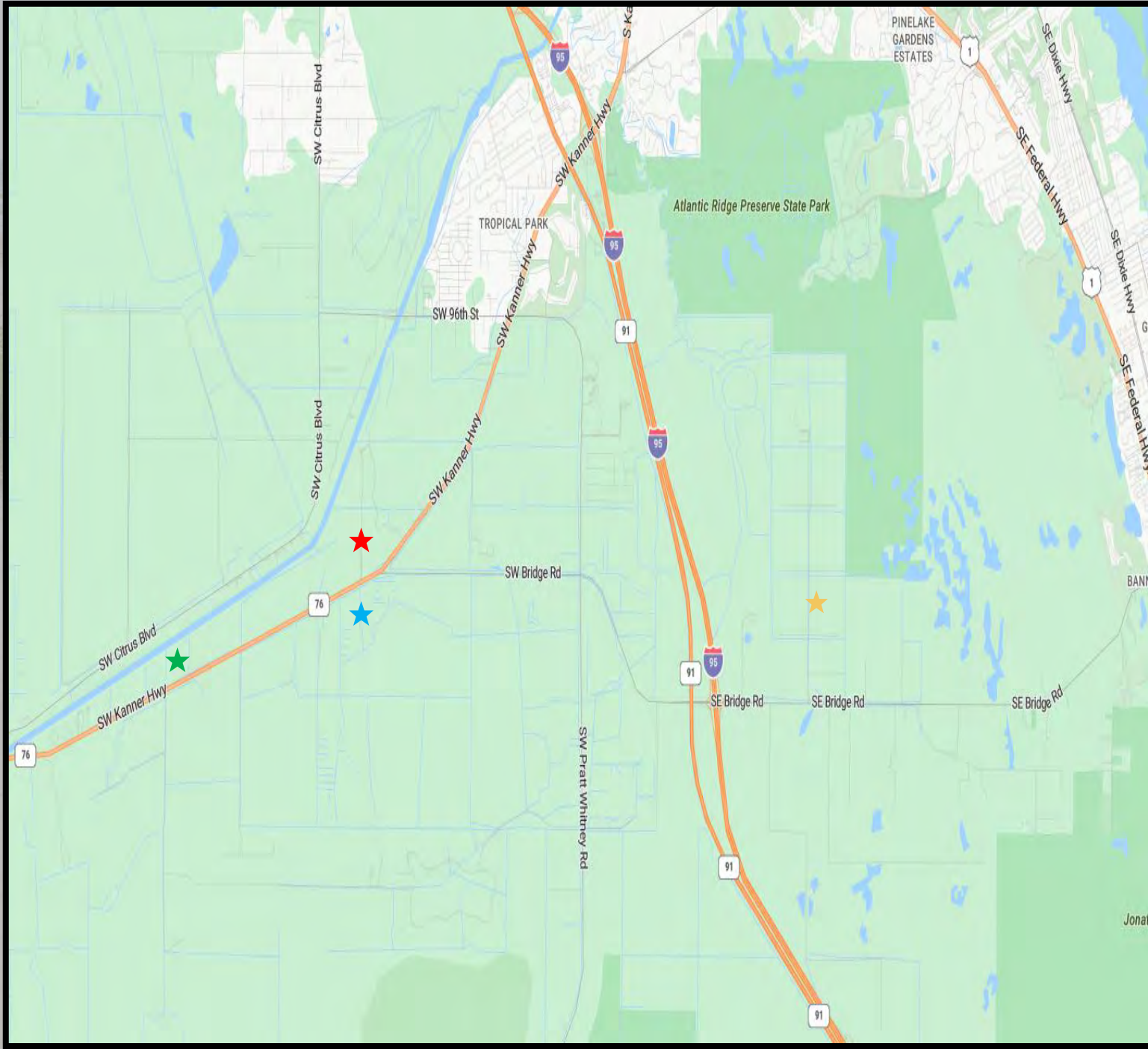


APOGEE 

The Ranch 

 Discovery  
LAND COMPANY 

Rolling Sands 





# APOGEE





# 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:

BONAFIDE 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-SLIP DOCKING FACILITY, MAINTENANCE FACILITIES, SUPPORTING ROADS, UTILITIES & DRAINAGE INFRASTRUCTURE







Discovery  
LAND COMPANY





# Rolling Sands







# Multifamily Residential



# MULTI-FAMILY

## Multi-Family

2025

Volaris (270 Units) ★

Tradewinds (177 Units) ★

2023/2024

-Indigo (212 Units) ★

-The Reserve (197 Units) ★

-River North (280 Units) ★

-Central Parkway Lofts (172 Units) ★

COS/2020

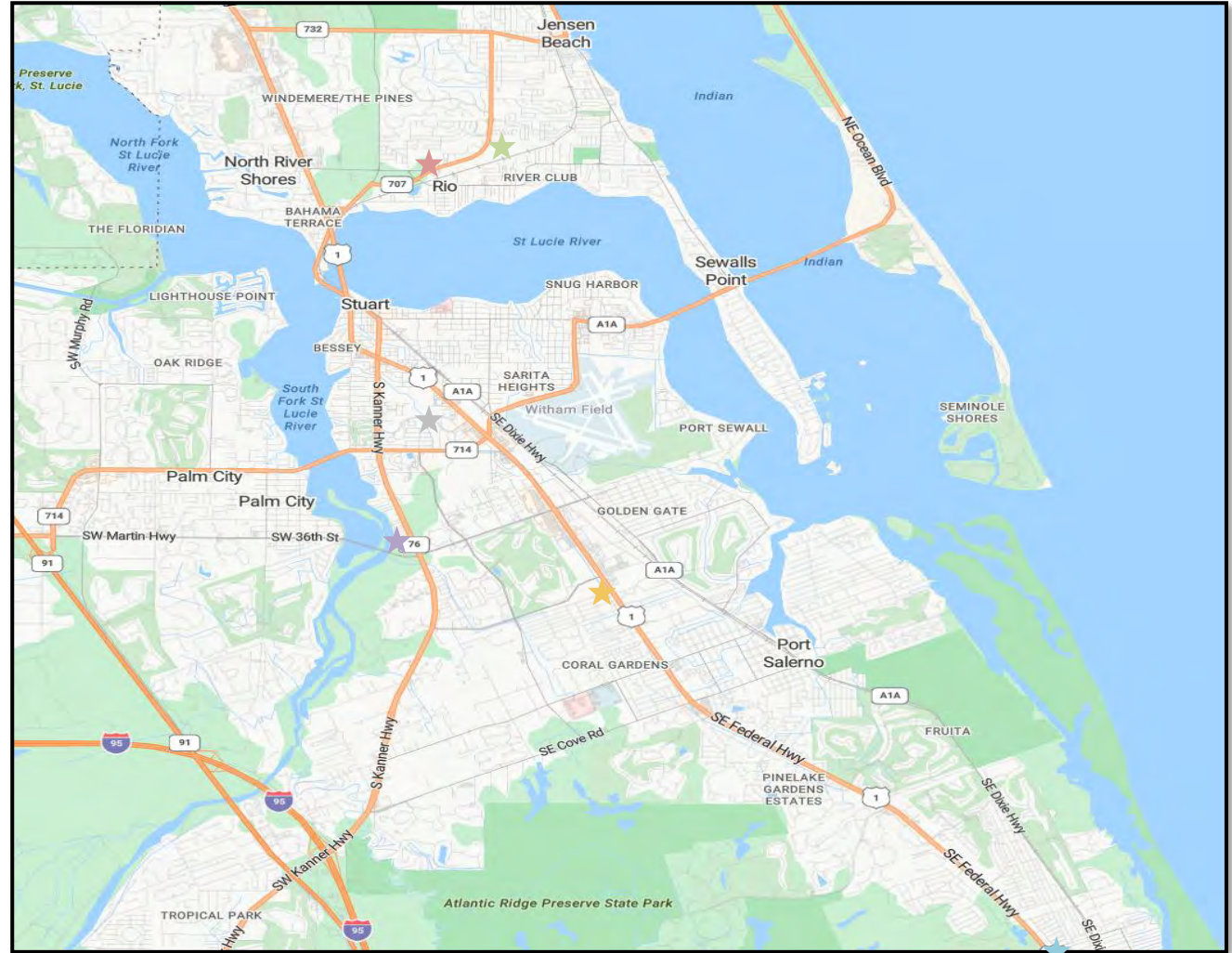
County/2020

COS/2020

County/2018

COS/2020

COS/2021





# Volaris





# Tradewinds





# Martin County Metropolitan Planning Organization (MPO)



## Martin County BOCC Proposed Development Map



## City of Stuart Development Map







# **Treasure Coast Real Estate Data (2024 Certified Tax Rolls)**



# TREASURE COAST REAL ESTATE DATA 2024

## MARTIN

**56.9B**

Total Market Value

**6.45%**

23-24 Percent Increase

**34.8B**

Total Taxable Value

**10.04%**

23-24 Percent Increase

## INDIAN RIVER

**48.6B**

Total Market Value

**6.20%**

23-24 Percent Increase

**29.3B**

Total Taxable Value

**10.19%**

23-24 Percent Increase

## ST. LUCIE

**70.7B**

Total Market Value

**6.88%**

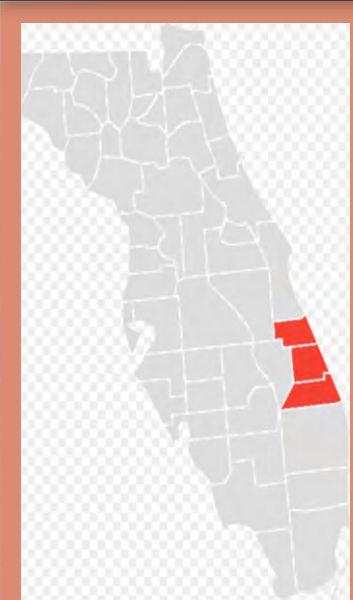
23-24 Percent Increase

**40.0B**

Total Taxable Value

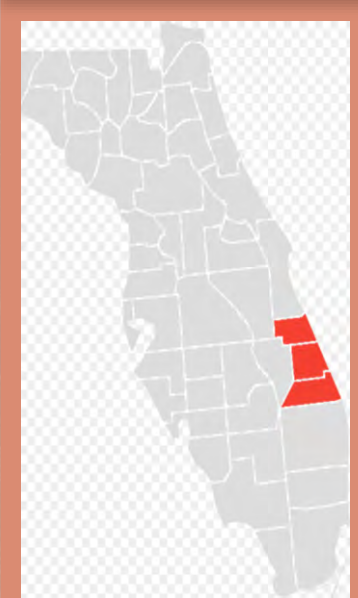
**13.20%**

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

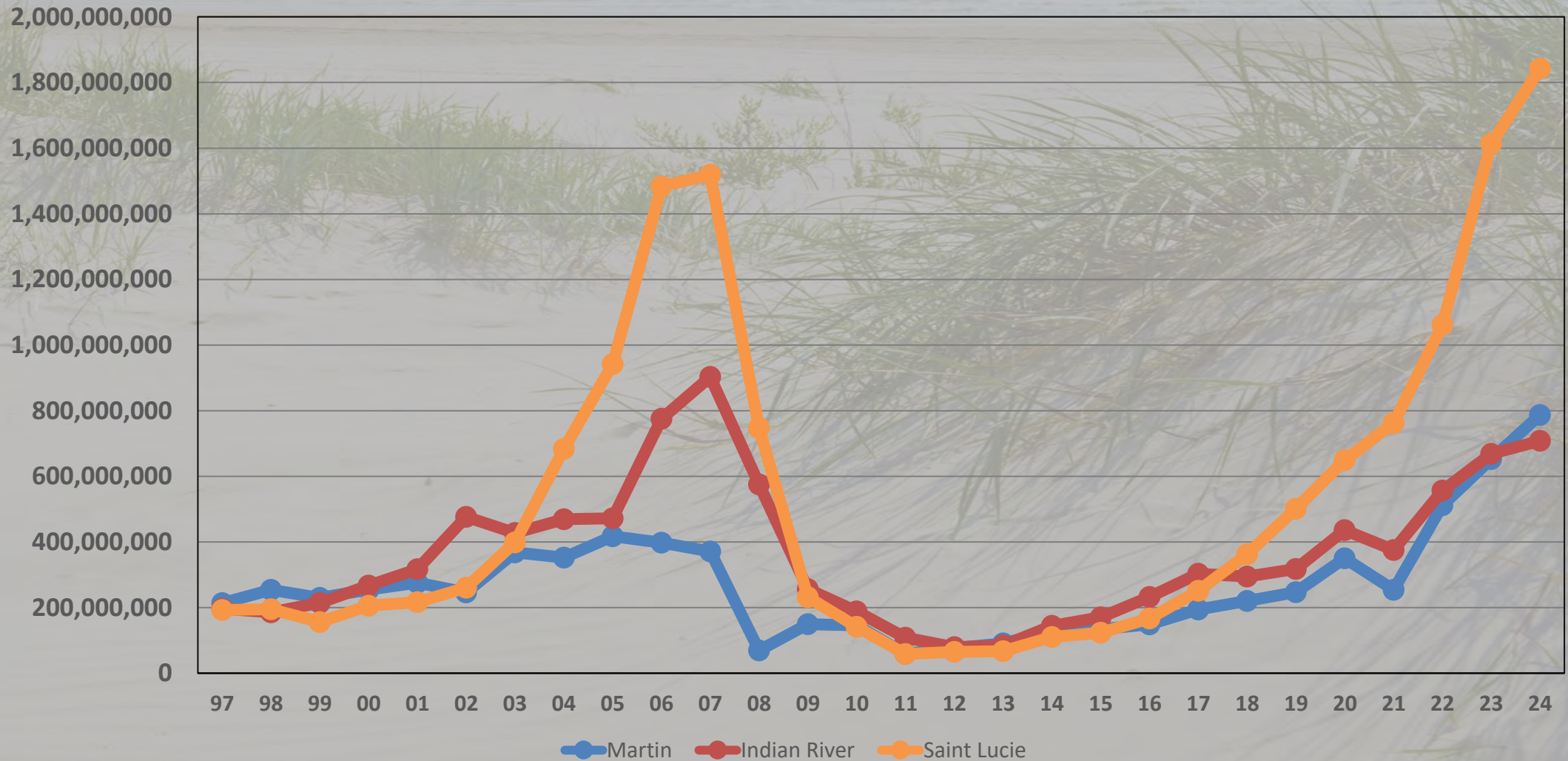
**+2,839**

23-24 Increase



# TREASURE COAST REAL ESTATE DATA

## Historical 25 Year New Construction Trends

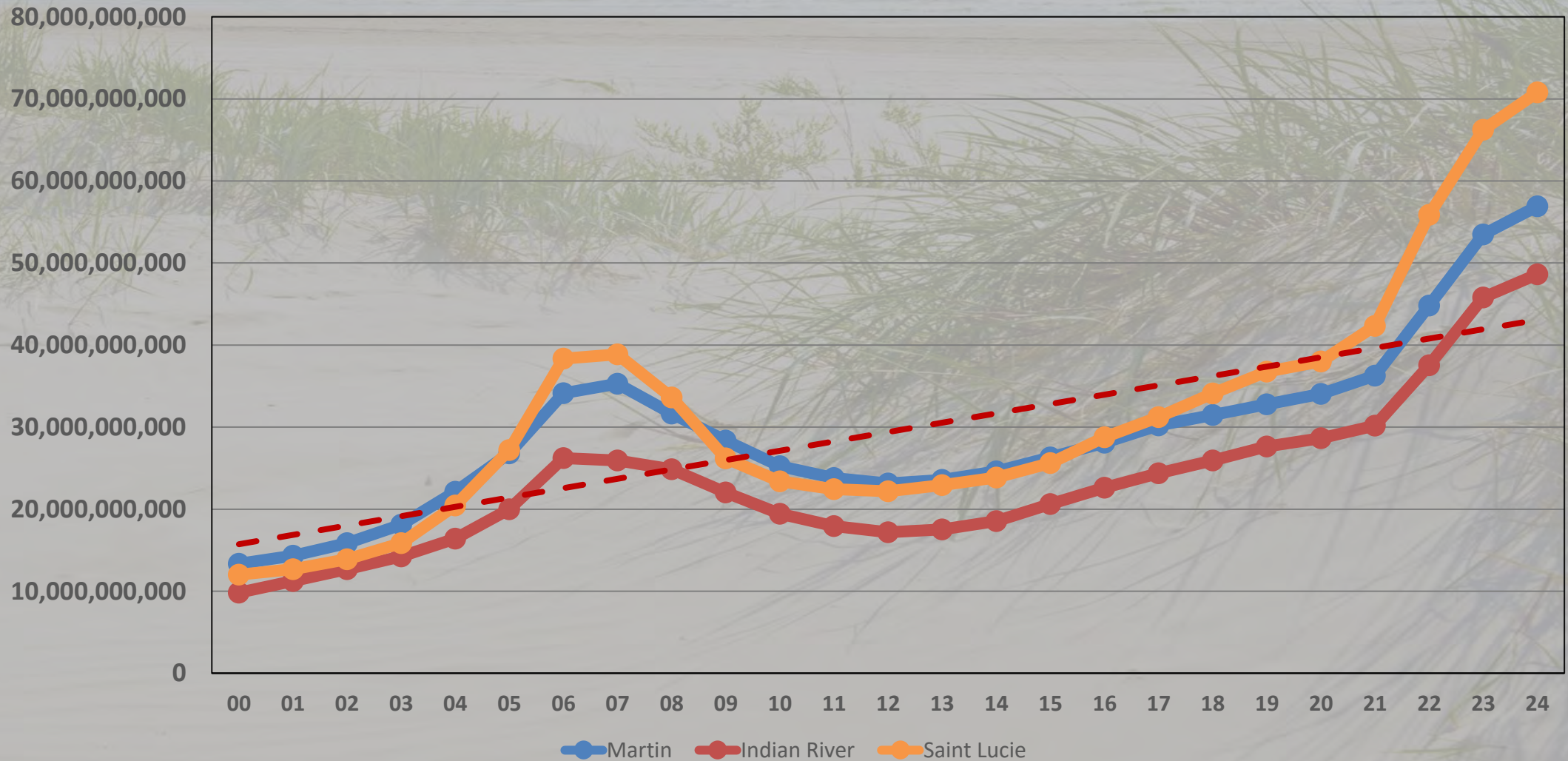


SOURCES: [HTTPS://DATA.CENSUS.GOV/](https://data.census.gov/) & [HTTPS://FLORIDAREVENUE.COM/PROPERTY/PAGES/DATAPORTAL.ASPX](https://floridarevenue.com/property/pages/dataportal.aspx)



# 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](http://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 – PASSED CONSTITUTIONAL AMENDMENT**

## **IMPORTANT ASPECTS OF THE PASSED AMENDMENT**

- **Passed in General Election with more than 60% Florida voter approval**
- **This is a statewide exemption and applies to all counties.**
- **Will begin in 2025 tax year**



# **AMENDMENT 5 – PASSED CONSTITUTIONAL AMENDMENT**

## **IMPORTANT ASPECTS OF THE PASSED AMENDMENT**

- **Annual factor only applies to the 2<sup>nd</sup> \$25,000 Exemption**
- **2<sup>nd</sup> \$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
<b>Total</b>		\$	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**





# Website Live Demo

Property Tax Estimator

Sales Search

Marketing Tools

Map Searches & Tools