



Martin County Property Appraiser
Jenny Fields, CFA



INTERACTIVE CALENDAR

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"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

« February 2025 »

SUNDAY MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY

						1 iCareCommunity Magazine
2 Friends and Neighbors of Martin County	3 February E-Newsletter	4 Treasure Coast Home & Living	5 OneLuxe	6	7	8
9	10	11	12 Log Cabin Senior Center	13	14 Sales Verification Letters Mailing	15
16	17 Office Closed - President's Day	18	19	20	21	22
23	24	25	26 Business Development Board of Martin County	27	28	



Presentations Publications Mailings Important Dates

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



Tangible Personal Property

Homestead Exemption | Other Exemptions & Benefits | Forms | **Business & Agriculture** | Tools & Resources | Our Office

"We VALUE Martin!"
We are committed to helping you understand the process of property appraisal, delivering the outstanding customer service you deserve.

Jenny
Jenny Fields, CFA

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Conservation Exemption & Classification

Renewable Energy

Pollution Control

Tangible Personal Property

Agricultural Classification

PROPERTY SEARCH

QUICK LINKS

PRINTABLE HANDOUTS

TANGIBLE PERSONAL PROPERTY

What is Tangible Personal Property?

Tangible personal property is everything used in a business other than inventory and items of real estate. Also known as business personal property, it includes machinery, equipment, furniture, fixtures, signs, supplies, leased equipment and furnishings in rental units.

Who is required to file a tangible personal property tax return with the Martin County Property Appraiser?

Anyone in possession (owner or lessee) of assets on January 1, who has a proprietorship, partnership, corporation, or is a self-employed agent or contractor, must file each year. All new and previously taxed owners are required to timely file a TPP return.

Why must I file a return?

Florida Statute 193.052 requires all tangible personal property be reported each year to the Property Appraiser's office.

When should I file a return?

Tangible personal property tax returns must be submitted to the Property Appraiser's office on or before April 1st of each year in order to avoid penalties.

What is the Tangible Personal Property Exemption?

In January 2008, Florida voters passed Amendment 1, which includes a \$25,000 exemption for certain tangible personal property. The tangible personal property tax return will be considered your application for the exemption. Please be aware that failure to file this return constitutes a failure to apply for the exemption and the account will not be eligible for the exemption. If the value of your tangible personal property remains less than \$25,000 in subsequent years, you are not required to file a return.

What if I file after the April 1 deadline?

After April 1, Florida Statutes require penalties be applied at 5% per month or portion of a month that the return is late. A 15% penalty is required for unreported property and a 25% penalty if no return is filed. If you file late, please attach a letter with your return explaining why and the penalty may be waived.

What happens if I do not file?

The Property Appraiser's office is required by law to place an assessment on the tax roll. An estimated assessment, based on the best information available, will determine the value. In addition, failure to file a return may result in a maximum 25% penalty fee. The exemption does not apply in any year that a taxpayer fails to timely file a return.

If I am no longer in business, should I still file a return?

Yes, if you were not in business on January 1 of the current tax year, you should indicate on your return the date you went out of business and the disposition of the assets. If you still have possession of the assets, you must continue to report them as idle equipment.

I have assets at more than one location in Martin County. Do I need to file separately for each location?

Yes, in most cases you should file a return for each location. In some instances, you may be able to file a single return. Please consult with the Property Appraiser's office first.



QUESTIONS? 772-288-5613
Visit us at www.pa.martin.fl.us
eMail: TPP@pa.martin.fl.us

Date of Assessment

All active business owners, who possess assets on January 1, are required to file a tangible personal property tax return and will be responsible to pay the taxes in November.

WHAT ITEMS ARE TANGIBLE

INCLUDE

- Goods, chattels, and other articles of value, except certain vehicles
- Inventory held for lease
- Equipment on some vehicles
- Personally owned property used in the business
- Fully depreciated items

DO NOT INCLUDE

- Intangible personal property
- Household goods
- Most automobiles, trucks, and other licensed vehicles
- Inventory that is for sale as part of your business

Due by April 1st

Request Extension by April 1st

TANGIBLE PERSONAL PROPERTY TAX RETURN
 DR-405, R. 01/18
 Rule 12D-16.002, F.A.C.
 EF. 01/18

CONFIDENTIAL

Return to property appraiser by **April 1** to avoid penalty.

Select County _____ County Tax year _____ Select Year _____

Business name (DBA-Doing Business As) and mailing address: _____

Federal Employer Identification Number _____ NAICS _____

If name and address is incorrect, please make needed corrections.

1. Owner or person in charge _____ Phone _____
 Business/corporate name _____

2. Physical location (no PO Boxes) _____

3. Do you file a TPP tax return under any other name? Yes No
 Name on most recent return or tax bill _____

4. Date you began business in this county _____

5. Fiscal year end date _____ If before 12/31 last year, does this return reflect additions/deletions through Dec 31? Yes No

6. Type or nature of your business
 Trade levels (check all that apply) Retail Wholesale
 Manufacturing Professional Service Agricultural
 Leasing/rental Other, specify: _____

7. Did you file a TPP return in this county last year? Yes No
 Name and location _____

8. Former owner of business _____ Date sold _____

9. If sold, to whom? _____

Personal Property Summary Schedule - Enter totals from page 2 or from an attached itemized list or depreciation schedule with original cost and date of acquisition.	Taxpayer's Estimate of Fair Market Value	Original Installed Cost	For Property Appraiser Use Only
10. Office furniture, office machines, and library			
11. EDP equipment, computers, and word processors			
12. Store, bar and lounge, and restaurant furniture, equipment, etc.			
13. Machinery and manufacturing equipment			
14. Farm, grove, and dairy equipment			
15. Professional, medical, dental, and laboratory equipment			
16. Hotel, motel, and apartment complex			
16a. Rental units (stove, refrigerator, furniture, drapes, and appliances)			
17. Mobile home attachments (carport, utility building, cabana, porch, etc.)			
18. Service station and bulk plant equipment (underground tanks, lifts, tools)			
19. Signs (billboard, pole, wall, portable, directional, etc.)			
20. Leasehold improvements - grouped by type, year of installation, and description			
21. Pollution control equipment			
22. Equipment owned by you but rented, leased or held by others			
23. Supplies not held for resale			
24. Renewable energy source devices			
25. Other, specify: _____			
TOTAL PERSONAL PROPERTY			

I declare I have read this tax return and the accompanying schedules and statements. The facts in them are true. If prepared by someone other than the taxpayer, the preparer signing this return certifies that this declaration is based on all information he or she has knowledge of.

Signature taxpayer	Print name	Title	Date	<input type="checkbox"/> \$25,000	Less Exemptions Taxable Value Penalties
Signature preparer	Print name	Preparer ID	Date	<input type="checkbox"/> Widowed	
Address				<input type="checkbox"/> Blind	
Phone				<input type="checkbox"/> Total disability	
				<input type="checkbox"/> Other, specify	
Signature, deputy				Date	

Sign and date your return, send the original to the county property appraiser's office by April 1. Unsigned returns cannot be accepted by the appraiser's office. If you are entitled to a widow's, widower's, or disability exemption on personal property (not already claimed on real estate), consult your appraiser.


QUICK LINKS

 [File Online for Homestead Exemption](#)

 [2023 TRIM Notice Search](#)

 [Property Tax Estimator](#)

 [Address Change Request](#)

 [NEW: Proposed Developments](#)

 [NEW: Ag Classification Questionnaire](#)

 [Personal Property Extension Request](#)

TPP EXEMPTION

The Tangible Personal Property Exemption is \$25,000 deducted from the value of assets.

You don't apply for it like other real property exemptions. It is automatically applied after the Property Appraiser timely receives an initial TPP tax return by April 1st.

If the value of the assets is below \$25,000, then there would be a zero taxable value, therefore they are considered a waiver account. This means they are not required to submit a TPP tax return in subsequent years. It is their responsibility to notify us if they acquire more assets that would put them over the \$25,000 threshold.



Economic Development Ad Valorem Tax Exemption

ECONOMIC DEVELOPMENT AD VALOREM TAX EXEMPTION PROGRAM

- **Authorized by Florida Statute 196.1995 for New or Expanding Businesses**
- **Up to a 10-year Exemption for both Real & Personal Property Taxes.**
- **Not available in all counties and cities. Only available if a voter referendum has passed.**

ECONOMIC DEVELOPMENT AD VALOREM TAX EXEMPTION PROGRAM

- **Martin County passed a 2nd 10-year term in 2020 with 62.6% (20,356 yes / 12,156 no) / MC Ordinance 1137**
- **Exemption strictly applies to County Taxable Value and does not apply to voted debt.**
- **Exemption only applies to Improvement value of New or Expanded Business and all New TPP Assets.**

ECONOMIC DEVELOPMENT AD VALOREM TAX EXEMPTION PROGRAM

- **Requirements to qualify-**
- **New or expanding business in either manufacturing or in a target industry defined in s. 288.005**
- **Must establish 10 or more new full-time jobs paying an average wage above average wages in the area.**

ECONOMIC DEVELOPMENT AD VALOREM TAX EXEMPTION PROGRAM

- **Primary ways to qualify-**
- **New or expanding business not in manufacturing or in a target industry**
 - **Must establish 25 or more new full-time jobs and facility receives less than one-half of total sales revenue in the State of Florida for each year exemption is claimed.**
 - **Expanding businesses must be on a site located within the same county or municipality as existing business**

ECONOMIC DEVELOPMENT AD VALOREM TAX EXEMPTION PROGRAM

- **(Cont'd) New or expanding business not in manufacturing or in a target industry**
 - **Expanding businesses must be on a site located within the same county or municipality as existing business**
 - **Must be collocated with a facility owned by the existing business**
 - **Must result in a net increase in employment at facility of no less than 10 percent or increase in productive output or sales no less than 10 percent.**

ECONOMIC DEVELOPMENT AD VALOREM TAX EXEMPTION PROGRAM

- **Order of steps to qualify**
- **Prior to January 1st**
 - **Initial motion or resolution by governing board identifying all added Improvement and TPP value that will be exempted.**
 - **Business will add the TPP and CO Improvement**

ECONOMIC DEVELOPMENT AD VALOREM TAX EXEMPTION PROGRAM

- **After January 1st**
 - **Business will complete and file the DR-418 along with any supplemental material to the county prior to March 1st.**
 - **County will deliver a copy of application to Property Appraiser who will complete its designated portion of the application and report findings to the county.**
 - **The county will review completed application and comments returned by Property Appraiser and if approved it will adopt an ordinance granting the exemption.**

ECONOMIC DEVELOPMENT AD VALOREM TAX EXEMPTION PROGRAM

- **After January 1st**
 - **Exemption does not auto renew. If applicant qualifies in initial year the Property Appraiser will receive annual performance updates from County that support the continuation or removal of the exemption each year.**

ECONOMIC DEVELOPMENT AD VALOREM TAX EXEMPTION PROGRAM

ECONOMIC DEVELOPMENT AD VALOREM PROPERTY TAX EXEMPTION						DR-418 R. 12/99	
Chapter 196.1995, Florida Statutes							
To be filed with the Board of County Commissioners, the governing boards of the municipality, or both, no later than March 1 of the year the exemption is desired to take effect.							
1 Business name				Mailing address			
2 Please give name and telephone number of owner or person in charge of this business.							
Name				Telephone number			
3 Exact Location (Legal Description and Street Address) of Property for which this return is filed						4 Date you began, or will begin, business at this facility	
5 Description of the improvements to real property for which this exemption is requested						Date of commencement of construction of improvements	
6 Description of the tangible personal property for which this exemption is requested and date when property was, or is to be purchased						APPRaiser'S USE ONLY	
Class or Item	Age	Date of Purchase	Taxpayer's Estimate of		APPRaiser'S USE ONLY		
			Original Cost	Cond*	Fair Market Rent	Cond*	
			\$	▼	\$	▼	\$
			\$	▼	\$	▼	\$
			\$	▼	\$	▼	\$
			\$	▼	\$	▼	\$
			\$	▼	\$	▼	\$
			\$	▼	\$	▼	\$
			\$	▼	\$	▼	\$
			\$	▼	\$	▼	\$
			\$	▼	\$	▼	\$
Average value of inventory on hand:			*Condition: good, avg (average), or poor				
Any additional personal property not listed above for which an exemption is claimed must be returned on form DR-405 (Tangible Personal Property Tax Return) and a copy attached to this form.							
7 Do you desire exemption as a <input type="checkbox"/> new business or <input type="checkbox"/> expansion of an existing business						9 Trade levels (check as many as apply)	
8 Describe type or nature of your business						<input type="checkbox"/> Retail <input type="checkbox"/> Wholesale <input type="checkbox"/> Manufacturing <input type="checkbox"/> Professional <input type="checkbox"/> Service <input type="checkbox"/> Office <input type="checkbox"/> Other, specify:	
10 Number of full-time employees to be employed in Florida							
If an expansion of an existing business:			Net increase in employment		% Increase in productive output resulting from this expansion		%
11 Sales factor for the facility requesting exemption:							
Total sales in Florida from this facility-one (1) location only				divided by	Total sales everywhere from this facility-one (1) location only		= %
12 For office space owned and used by a corporation newly domiciled in Florida			Date of incorporation in Florida			Number of full-time employees at this location	

ECONOMIC DEVELOPMENT AD VALOREM TAX EXEMPTION PROGRAM

Property Appraiser's Use Only

I	Total revenue available to the county or municipality for the current fiscal year from ad valorem tax sources	\$
II	Revenue lost to the county or municipality for the current fiscal year by virtue of exemptions previously granted under this section	\$
III	Estimate of the revenue which would be lost to the county or municipality during the current fiscal year if the exemption applied for were granted and the property for which the exemption is requested would otherwise have been subject to taxation	\$
IV	Estimate of the taxable value lost to the county or municipality if the exemption applied for was granted Improvements to real property \$ _____ Personal property \$ _____	
V	I have determined that the property listed above meets the definition, as defined by Section 196.012(15) or (16), Florida Statutes, as a <input type="checkbox"/> new business <input type="checkbox"/> expansion of an existing business <input type="checkbox"/> neither	
VI	Last year for which exemption may be applied <input type="text"/> <input type="text"/> <input type="text"/> <input type="text"/>	

TOP 10 TOTAL TAXABLE VALUE BY OWNER – 2024 TAX ROLL

Seq	Owner Name	Description	Total Parcels/Accounts	Total County Taxable Value	Personal Property Taxable Value	Personal Property %
1	FLORIDA POWER & LIGHT COMPANY	Utility / Electricity Production	79	2,742,573,647	2,596,986,614	94.69%
2	SANDS JEFFREY	Sands Commerce Center Phase I, II, III	4	93,124,480	-	0.00%
3	PUBLIX SUPER MARKETS INC	Grocery Store	23	82,594,541	23,139,722	28.02%
4	FLORIDA SOUTHEAST CONNECTION	Natural Gas Pipeline	3	82,159,223	82,159,223	100.00%
5	DISCOVERY HOBE SOUND INVESTORS LLC	Discovery / Atlantic Fields - Pre plat parcels	56	71,950,270	-	0.00%
6	FOUNDRY SOUTH FLORIDA GATEWAY LLC	Mega Warehouses	2	70,084,780	-	0.00%
7	TREASURE COAST HARBOR PROPERTY OWNER LLC	Harbor Grove Apartments - 324 units	1	60,625,990	-	0.00%
8	TREASURE COAST-JCP ASSOC LTD	Treasure Coast Mall & JC Penny Anchor	7	58,707,118	267,898	0.46%
9	PRCP-FL STUART HERITAGE BAY LLC	Axis One Apartments - 284 units	1	53,141,300	-	0.00%
10	PALM TRUST	Jupiter Island Residence	1	52,562,186	-	0.00%

TOP 10 TPP TAXABLE VALUE BY OWNER – 2024 TAX ROLL

Seq	Owner Name	Description	Total Accounts	Total County Taxable Value
1	FLORIDA POWER & LIGHT COMPANY	Utility / Electricity Production	17	2,596,986,614
2	FLORIDA SOUTHEAST CONNECTION	Natural Gas Pipeline	3	82,159,223
3	FLORIDA GAS TRANSMISSION CO	Natural Gas Pipeline	5	42,676,804
4	COMCAST OF FL/GA/PA LLC	Communicatin & Cable Services	14	33,396,856
5	TURBOCOMBUSTOR TECHNOLOGY INC	Pursuit - Aircraft Engine Manufacturing	2	27,666,419
6	GULFSTREAM NATURAL GAS SYSTEM LLC	Natural Gas Pipeline	2	23,475,000
7	SYNERGY RENTS LLC	Heavy Equipment Rentals	1	23,306,299
8	PUBLIX SUPER MARKETS INC	Grocery Store	15	23,139,722
9	CENTERLINE UTILITIES INC	Underground Utility Contractor	1	12,176,932
10	HOTWIRE COMMUNICATIONS LTD	Internet Provider	21	11,477,844

WEBSITE – PERSONAL PROPERTY SEARCH ENGINE

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

Parcel ID, Account, Subdivision, Address, Owner

SEARCH 

OTHER SEARCHES

REAL PROPERTY SALES SEARCH >


SUBDIVISION SEARCH >

BUSINESS SEARCH >

Personal Property

Latest NAICS codes and titles

All NAICS Descr DBA Owner Address

electric power dis 

Business Types

221122: Electric Power Distribution

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

Show 20 entries Showing 1 to 20 of 12088 entries

Account #	Parcel ID	Owner	DBA	Street Address	Market Value	Taxable Value	Business Type
1114363	1000-60027823	FLORIDA POWER & LIGHT COMPANY		CENTRAL DISTRIBUTION FACILITY (16201 SW MARKET ST)	\$1,014,251,881	\$1,014,226,881	221122: Electric Power Distribution
1121306	1000-60031877	FLORIDA POWER & LIGHT COMPANY		COMBINED CYCLE - UNIT 8	\$544,465,685	\$521,536,614	221122: Electric Power Distribution
1109592	1000-60024836	FLORIDA POWER & LIGHT COMPANY		COMBINED CYCLE - UNITS 3 & 4	\$362,977,124	\$347,682,743	221122: Electric Power Distribution
1118695	1000-60030571	FLORIDA POWER & LIGHT COMPANY		VILLAGE OF INDIANTOWN - 8018	\$155,289,606	\$155,284,067	221122: Electric Power Distribution
79520	1000-00128152	FLORIDA POWER & LIGHT COMPANY		VARIOUS 3003	\$137,621,017	\$137,616,107	221122: Electric Power Distribution
79517	1000-00127812	FLORIDA POWER & LIGHT COMPANY		VARIOUS 5005	\$118,926,774	\$118,922,531	221122: Electric Power Distribution
79521	1000-00128232	FLORIDA POWER & LIGHT COMPANY		VARIOUS 9009	\$74,244,950	\$74,242,301	221122: Electric Power

Live Chat Online - Chat with us! 

NEW ADVANCED SEARCH

Coming Soon!!

- **Step 1 – Report Category**
 - Real Property
 - Tangible Personal Property
 - Tax Roll Reports
 - Lists, Codes, and Reports
- **Step 2 – Select Property Type**
 - Residential, Commercial etc..
- **Step 3 – Select Location**
 - Subdivision Name, Street, City, Taxing Districts, CRA
- **Step 4 – Select Land Detail**
 - Size, Waterfront, Dock
- **Step 5 – Select Improvement Characteristics**
 - Finished Area, Bed/bath, Year Built, Pool, stories
- **Step 6 – Download Data**
 - Excel File or Mailing Labels