



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



March

2025



SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1 Deadline to file for Homestead Exemption and Agricultural Classification
2	3 Limited Income Senior Mailing Merit Title	4	5	6 (Open to the Public) Own A Business? Tangible Personal Property Informational Workshop at the Cummings Library	7	8
9	10	11 Illustrated Properties	12	13 The Keyes Company	14	15
16	17	18	19 (Open to the Public) Own A Business? Tangible Personal Property Informational Workshop at the Blake Library	20 Jensen Beach Chamber of Commerce	21 (Open to the Public) Own A Business? Tangible Personal Property Informational Workshop at the Morgade Library	22
23	24	25	26	27 Martin Cares	28	29
30	31					

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

INTERACTIVE CALENDAR

Merit Title



**MERIT
TITLE, INC.**

Property Appraiser Jenny Fields, Chief Deputy Karl Andersson and Director of Tax Roll and Appraisal Services Tyler Steinhauer will present to professionals from Merit Title, INC.

Event Information

Event Date	March 3, 2025
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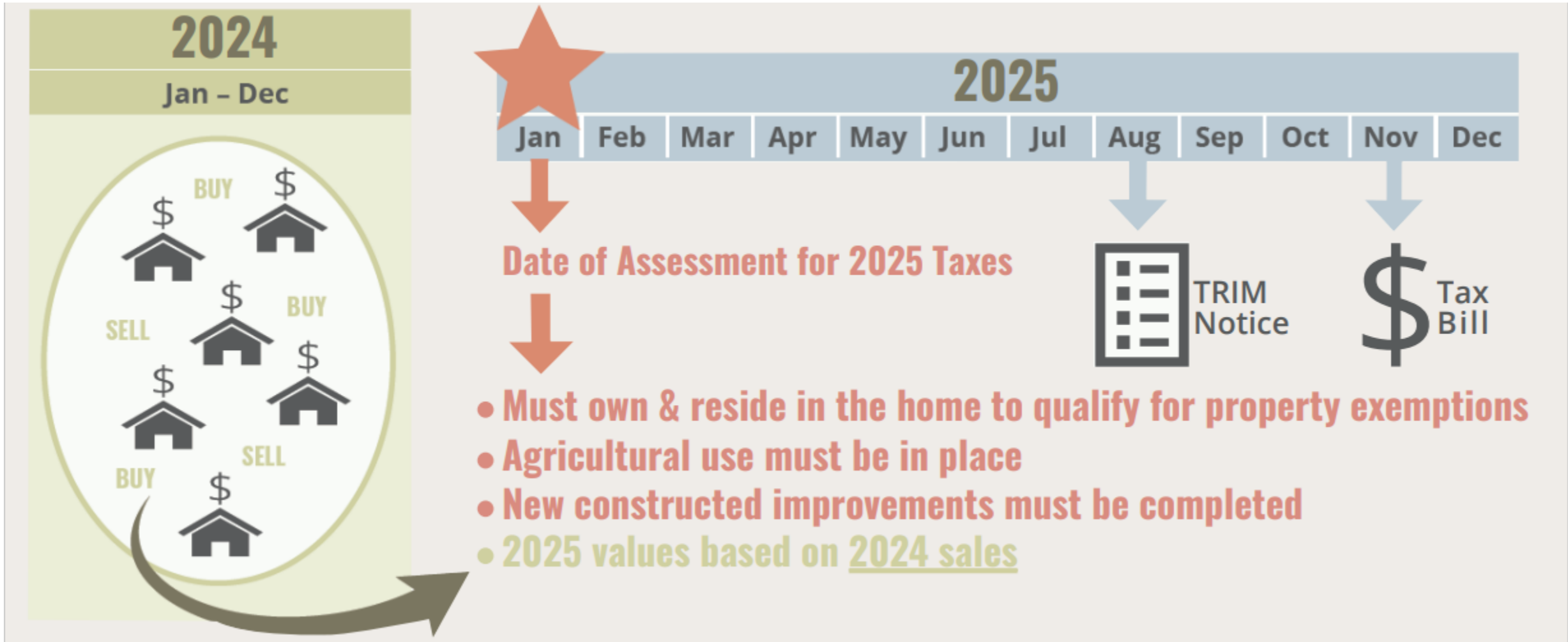
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New Homebuyer Timeline

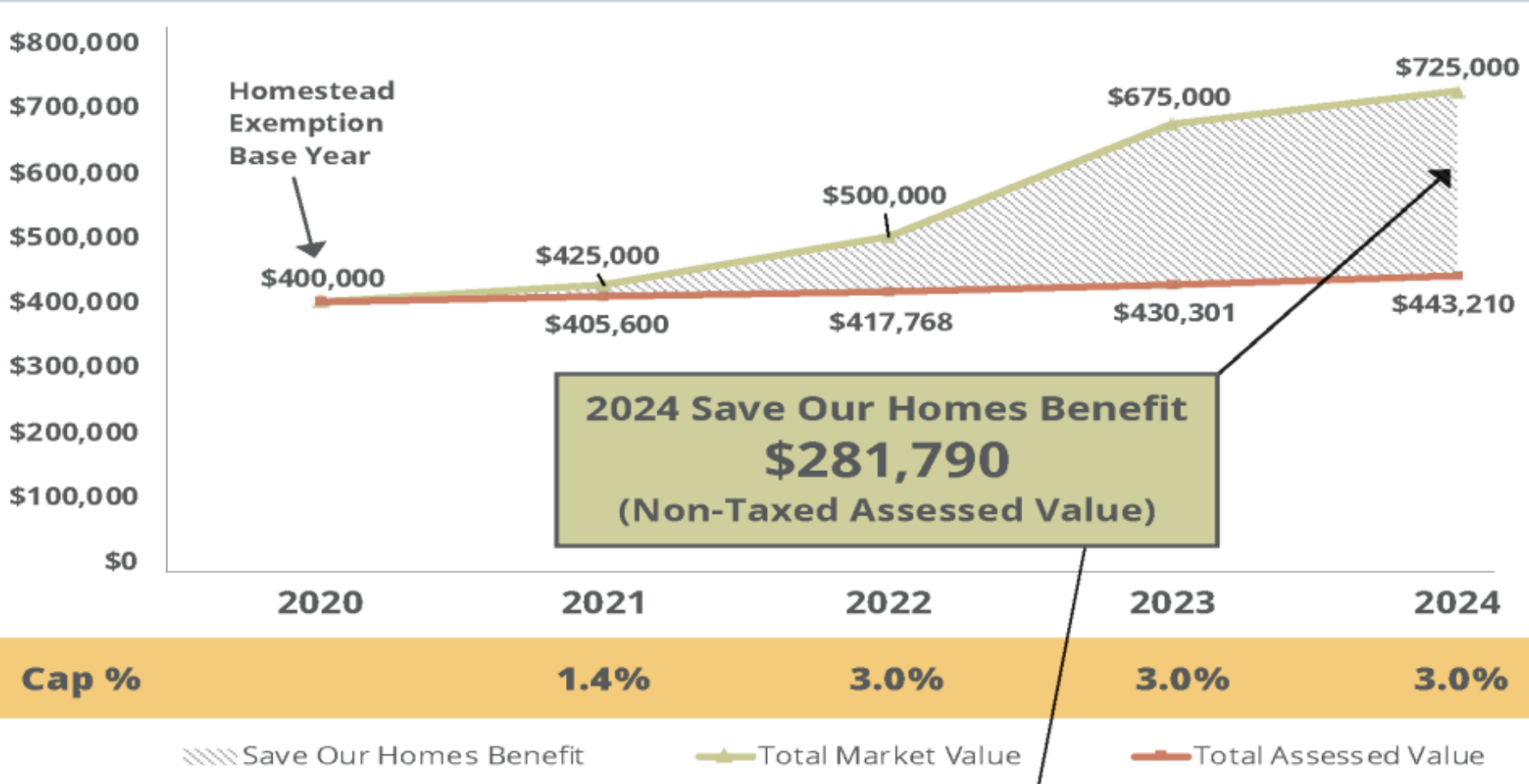
DATE OF ASSESSMENT

The illustration below shows this sequence, where 2025 property valuation and billing tie back to **January 1**, and in essence market activity taking place in 2024.



SAVE OUR HOMES BENEFIT

Market Value to Assessed Value Spread



- The Save Our Homes Benefit limits annual increases in assessed value of property with Homestead Exemption to three percent (3%) or the change in the Consumer Price Index (CPI), whichever is lower. For 2025, the CPI is 2.9%.
- This limitation applies only to property value, not property taxes.
- Does not include new construction such as a new swimming pool

SAVE OUR HOMES BENEFIT

2025



Market Value: 725,000
Assessed Value: 440,196
Taxes: \$6,657

2026

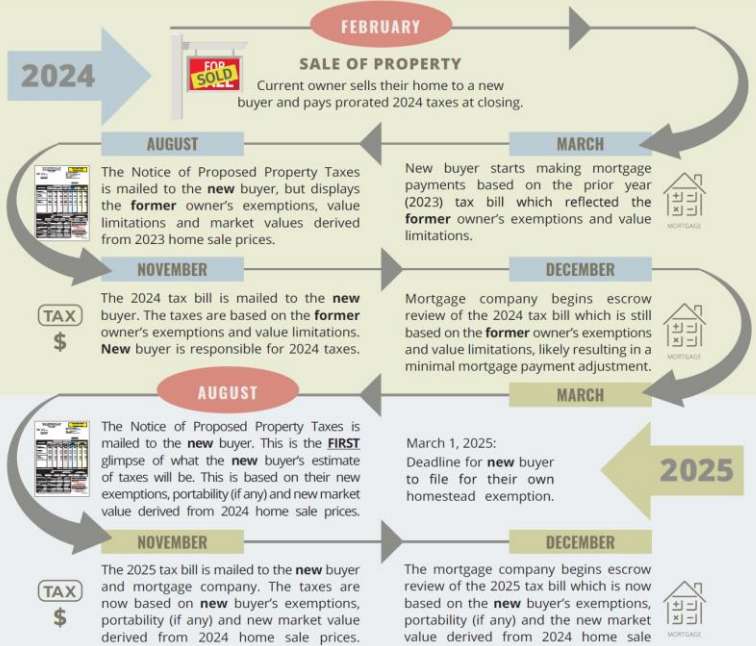


Market Value: 725,000
Assessed Value: 725,000
Taxes: \$11,515

Printable Handouts

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

Martin County Property Appraiser • Email: info@pa.martin.fl.us • Phone: (772) 288-5608



MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

Scan this QR Code to visit us on:



BUYING A HOME IN FLORIDA?

PROPERTY VALUES



- The Property Appraiser's Office determines the value of your property based on the real estate market as of January 1. Homebuyers generate value through their sale transactions. The office analyzes those transactions and values the property accordingly.

ESTIMATE TAXES



- Please do not rely on the current taxes as an estimate following a change in ownership, as these represent the seller's taxes. The assessed value of your new home resets to full market value based on your purchase price, which may result in higher taxes than the seller's taxes.

- Estimate your taxes by using our website's *Property Tax Estimator* to plan ahead for the financial impact.

APPLY



- Homestead exemption 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 homestead exemption.

- New owners must apply for the exemption with the Property Appraiser's Office either online or in person. The filing deadline is March 1st the year following your purchase.

- Married couples can claim only one Homestead Exemption.

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MARTIN COUNTY
PROPERTY APPRAISER
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SELLING YOUR FLORIDA HOME?

PORTABILITY



Portability refers to a property owner's ability to transfer some or all of the Save-Our-Homes (SOH) benefit from a previous homestead to a newly established homestead, anywhere in Florida. The SOH benefit is the difference between the property's market (or just) value and assessed value.

- If "upsizing" to a home of equal or greater market value, the homestead owner can transfer 100% of the SOH benefit to the new homestead, up to a \$500,000 transfer benefit.
- If "downsizing" to a home of lower market value, the homestead owner can transfer a SOH benefit that protects the same percentage of value as it did the former homestead, up to a \$500,000 transferred benefit.

Whether upsizing or downsizing, our website's *Property Tax Estimator* will calculate your portability estimate.

TIME LIMIT



You have from January 1st of the year you move, until January 1st three (3) years later to re-establish homestead and retain the SOH benefit. For example, if you sell or move from your homestead property in 2025, you have until January 1, 2028, to own and re-establish residency on a different property in Florida.

APPLY



The homestead exemption does not automatically transfer to the new property. You must apply for the new homestead exemption and the transfer of the SOH benefit no later than March 1 in the year you re-establish your permanent residency.

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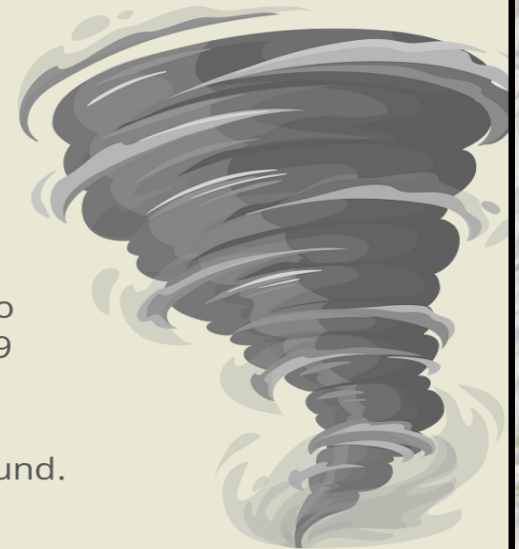
How Does a Calamity Affect My Taxes?

How Does a Calamity Affect My Property Taxes?

If your residential improvements are rendered uninhabitable for at least 30 days, the property owner may request a refund of taxes for the portion of the year in which the home was deemed uninhabitable. This does not include structures that are not essential to the use and occupancy of the residential dwelling, such as a detached garage, pool, or land.

An application for refund needs to be filed with the Property Appraiser by March 1 in the year following the calamity. The Property Appraiser will review all information submitted. If they determine the applicant is eligible, then they will complete the DR-465 and submit it to the Martin County Tax Collector within 30 days after the determination, but no later than April 1st.

The Tax Collector shall calculate the damage differential pursuant to Florida Statute 197.319 and process a refund in an amount equal to catastrophic event refund.



197.319 – REFUNDS CONT'D

- **Examples of Catastrophic Weather events typically affecting multiple properties:**
 - Hurricane
 - Tornado
 - Wildfire
 - Flooding

197.319 – REFUNDS CONT'D

- **Examples of Catastrophic Non-weather events typically affecting individual properties:**
 - **Unintentional Fire**
 - **Water Damage**
 - **Structural Failure**

CATASTROPHIC EVENT TAX REFUND



Application for Catastrophic Event Tax Refund

Section 197.319, Florida Statutes

DR-465
R. 11/23
Rule 12D-16.002
F.A.C.
Effective 11/23
Page 1 of 2

This completed application, must be filed with the county property appraiser on or before March 1 of the year immediately following the catastrophic event.

COMPLETED BY APPLICANT	
Applicant name	County Select County
Mailing address	Property address (if different from mailing)
Phone	Parcel identification number, if available
1. Date the catastrophic event occurred in your county	
2. Number of days property was uninhabitable during the calendar year that the catastrophic event occurred (must be uninhabitable for at least 30 days):	
3. Describe the catastrophic event	
4. Has the property been restored to a habitable condition? Yes <input type="checkbox"/> No <input type="checkbox"/> If so, when was the property habitable?	
Florida law requires property appraisers to determine if you are entitled to a refund of taxes. Supporting documentation is required for purposes of determining the conditions of uninhabitability, such as utility bills, insurance information, contractors' statements, building permit applications, or building inspection certificates of occupancy.	
Under penalties of perjury, I declare that I have read this application and that the facts stated in it are true to the best of my knowledge and belief.	
Signature of property owner	Date
<i>Complete and provide to the county property appraiser.</i>	
COMPLETED BY PROPERTY APPRAISER	
1. Just value of residential parcel as of January 1 of the year the catastrophic event occurred:	
2. Number of days property was uninhabitable (must be uninhabitable for at least 30 days):	
3. Postcatastrophic event just value:	
4. Percent change in value:	0.00%
The property appraiser has determined that the applicant's entitlement to the refund is based on the above factors.	
Signature, property appraiser or designee	Date
<i>Provide a copy to the property owner.</i>	
<i>For approved applications, forward to the county tax collector on or before April 1.</i>	

Instructions

DR-465
R. 11/23
Page 2 of 2

Section 197.319, Florida Statutes (F.S.), provides a refund of property taxes paid for residential improved property rendered uninhabitable for at least 30 days due to a catastrophic event. To be eligible for refund, the property must be determined "uninhabitable," that is the property could not be used or occupied for the purpose for which it was constructed for a period of at least 30 days due to damage to, destruction of, or a condition that compromises the structural integrity of the residential improvement which was caused by a catastrophic event. The owner of the property must file a sworn application and supporting documentation with the property appraiser's office by March 1, of the year immediately following the catastrophic event.

Completed by Applicant:

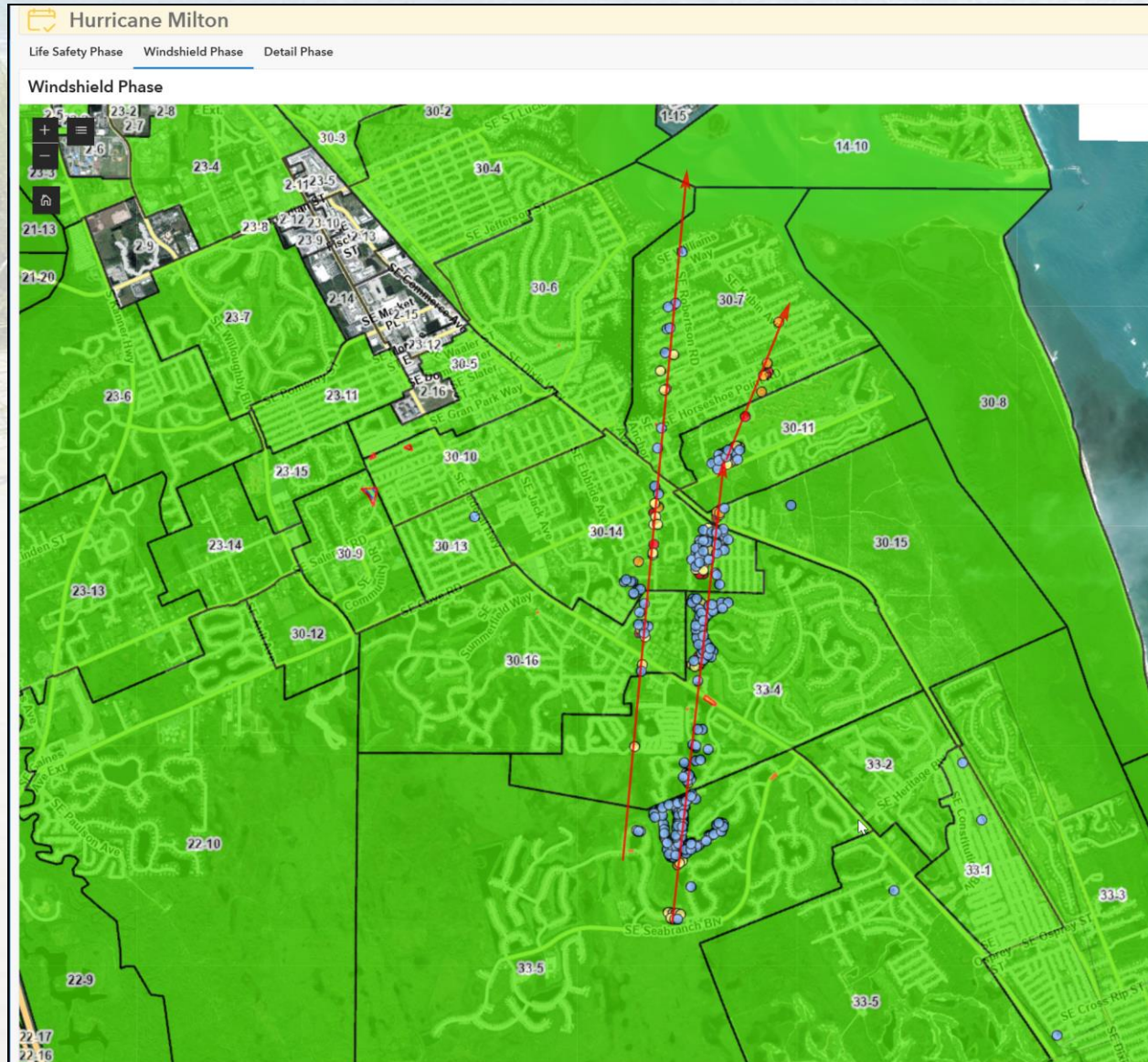
- If available, provide the parcel identification number for the damaged or destroyed property.
- Supporting documentation is required. Attach any documentation supporting the claim that the property was uninhabitable during the specified period. Supporting documentation includes utility bills, insurance information, contractors' statements, building permit applications, or building inspection certificates of occupancy.
- Submit the signed, dated, and completed application with the supporting documentation to the property appraiser's office in the county where the property is located.
- If approved, the county tax collector will issue a refund to the applicant.

The property appraiser will notify the property owner of the determination no later than April 1 of the year following the date on which the catastrophic event occurred. If your application for tax refund under section 197.319, F.S., is not determined satisfactorily, the Florida Property Taxpayer's Bill of Rights recognizes your right to an informal conference with the local property appraiser. You may also file a petition with the value adjustment board clerk, pursuant to section 194.011(3), Florida Statutes, on or before the 30th day following issuance of notice by the property appraiser. Regardless of a scheduled informal conference with the property appraiser, petitions involving determinations on refund of taxes for catastrophic event may be submitted to the value adjustment board. Complete and file Form DR-486, *Petition to the Value Adjustment Board – Request for Hearing*, with the value adjustment board clerk (Form DR-486 is incorporated by reference in Rule 12D-16.002, F.A.C.).

Completed by Property Appraiser:

- The property appraiser must review the application and any supporting documentation submitted by the applicant to determine if the applicant is entitled to a refund of taxes.
- If the applicant is eligible for the refund and the application was timely filed, complete, sign, and date the application. Forward a copy of the application and an official written statement of determination to the tax collector and the applicant within 30 days after the determination and no later than April 1, of the year following the date on which the catastrophic event occurred, providing:
 - The just value of the residential improved property as of January 1 of the year the catastrophic event occurred
 - The total number of days the residential improved property was uninhabitable
 - The postcatastrophic event just value
 - The percent change in value applicable to the residential improved property
- If the applicant is ineligible for the refund, provide a copy of this application, and include an official written statement of the property appraiser's determination no later than April 1 to the applicant.

HURRICANE MILTON TORNADOES



Damage Type	Count
DESTROYED	30
MAJOR	31
MINOR	92
AFFECTED	285
NO DAMAGE	17
Grand Total	455

How Does a Calamity Affect My Value?

Affidavit of Intent if Homestead

110% Rebuild Rule

How Does a Calamity Affect My Property Value?

When a calamity occurs, it is the responsibility of the property owner to notify the Office of the Property Appraiser as soon as possible. Any change in value as a result of the calamity will be reflected in the following tax roll year.

The Property Appraiser will consider the condition of the property as of January 1 after the event and any remaining damage will be taken into account for the next years value.

Any changes, additions or improvements, commenced within 3 years that replace all or a portion of the property, that was damaged or destroyed may not increase your assessed value.



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

INDIAN RIVER

ST. LUCIE

162,006

Total Population

543.7

Sq. Miles

96,883

Real Property Parcels

+257

23-24 Increase

167,352

Total Population

502.8

Sq. Miles

94,343

Real Property Parcels

+479

23-24 Increase

358,704

Total Population

571.7

Sq. Miles

186,359

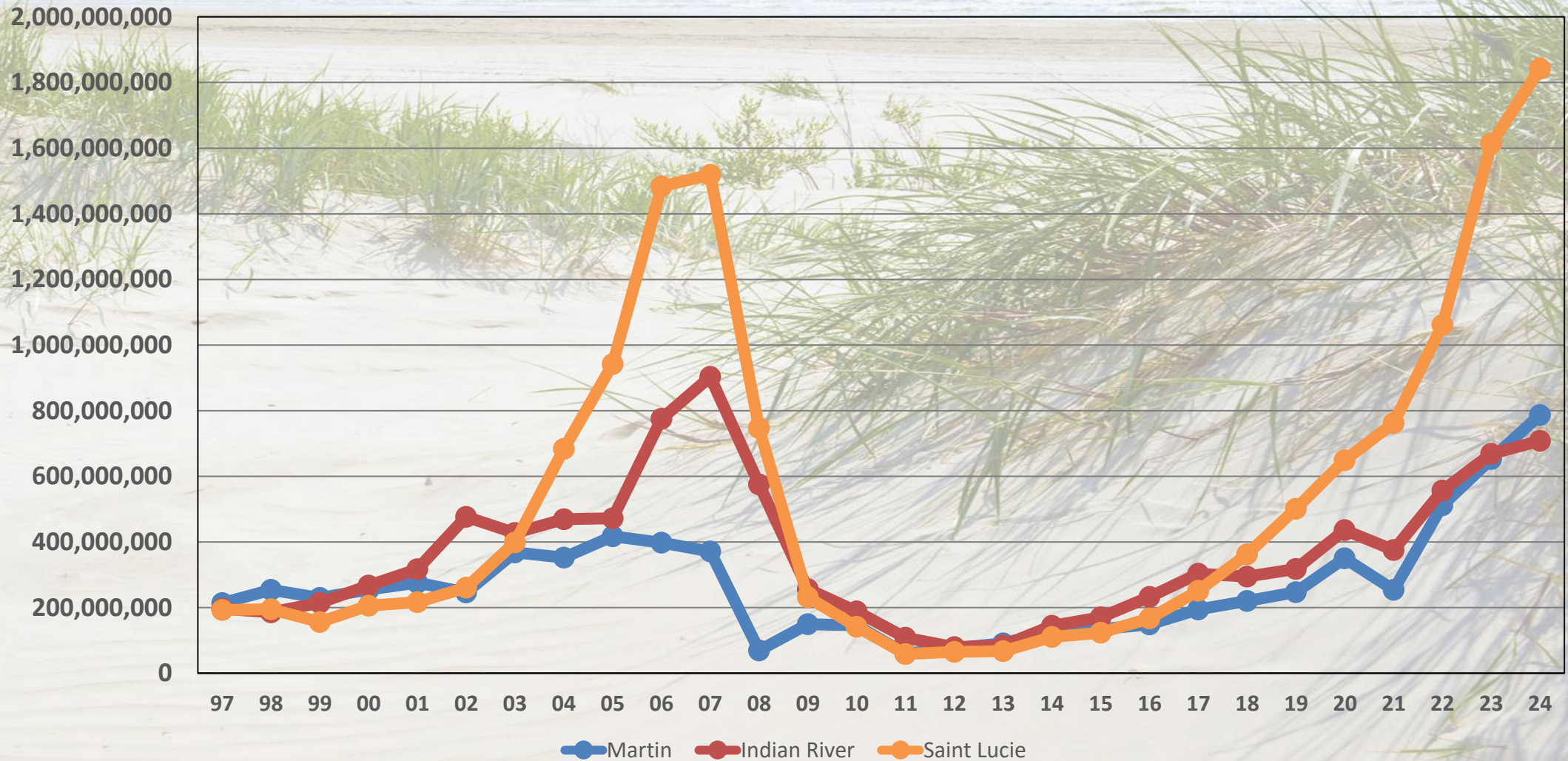
Real Property Parcels

+2,839

23-24 Increase

TREASURE COAST REAL ESTATE DATA

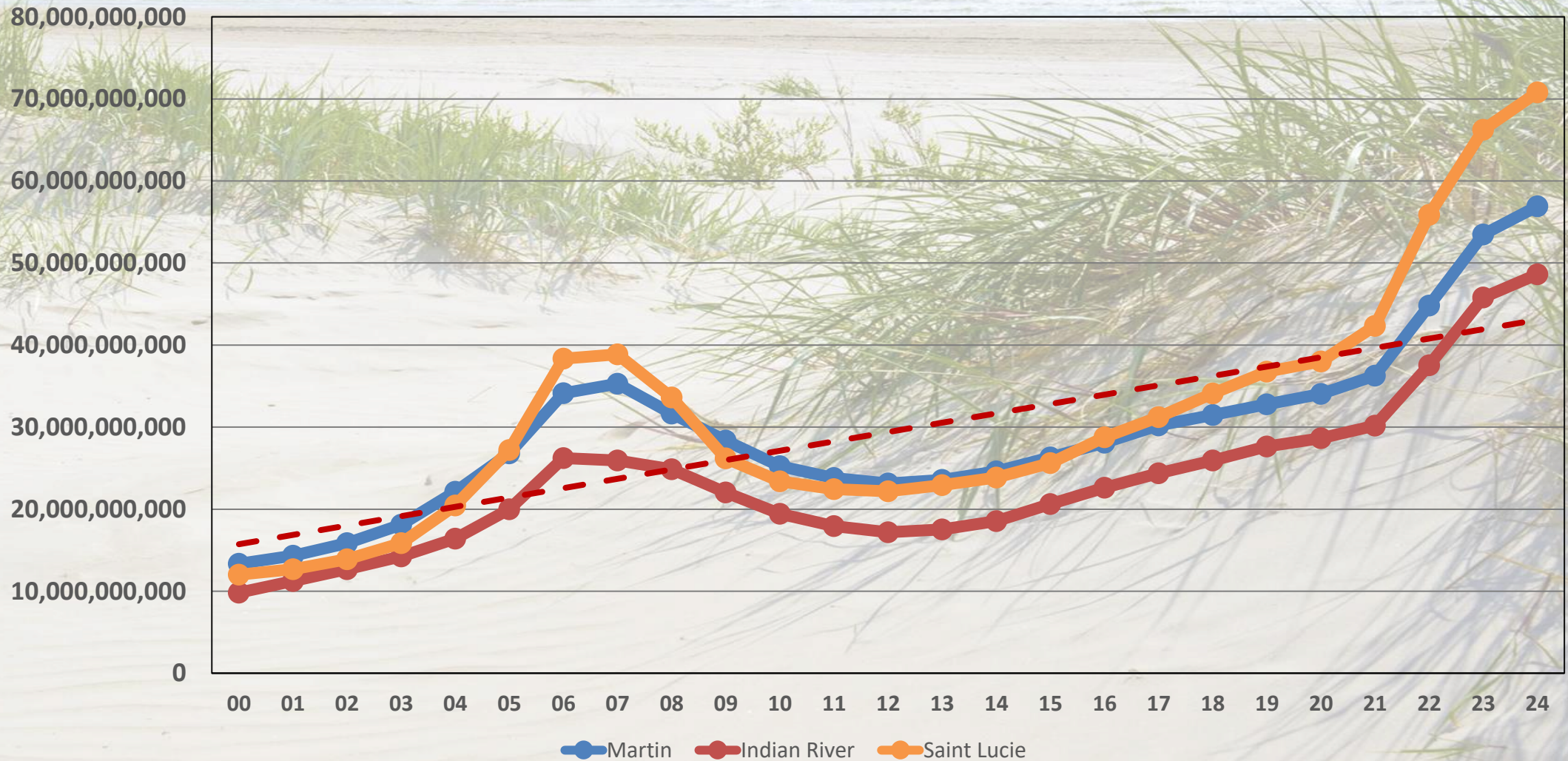
Historical 25 Year New Construction Trends



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)

Martin County Metropolitan Planning Organization (MPO)



Martin County BOCC Proposed Development Map



City of Stuart Development Map



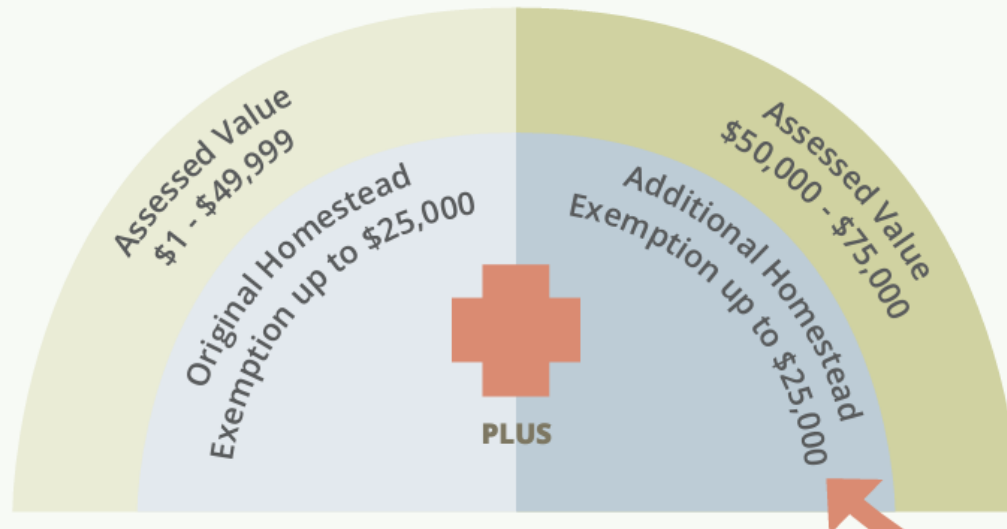


Amendment 5 Review

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 – 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 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

Current Homestead Exemption Tax Savings			
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	25,000	\$ 262.31	\$ 309.28
Total		\$ 673.20	\$ 767.13

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

AMENDMENT 5 – PASSED

CONSTITUTIONAL AMENDMENT

1st Year Savings - 2024 Tax Roll Estimate (3.4% CPI)

Taxing District	Additional Savings
Ocean Breeze	\$ 9.07
Sewall's Point	\$ 8.90
Stuart	\$ 10.48
Jupiter Island	\$ 9.51
Indiantown	\$ 9.94
District One (HI)	\$ 9.23
District One	\$ 9.08
District Two	\$ 9.09
District Three	\$ 9.05
District Four	\$ 9.06
District Five	\$ 9.08

Median Savings	9.08
Average Savings	9.32
Min Savings (Sewall's Point) *	8.90
Max Savings (Stuart) *	10.48

AMENDMENT 5 – PROPOSED CONSTITUTIONAL AMENDMENT

Hypothetical Homestead Exemption Tax Savings (After 10 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	31,623	\$	331.81	\$	391.22
Total		\$	742.69	\$	849.07

**After 10 Years of Amendment 5 Annual Tax Savings Range:
\$742.69 - \$849.07**

**Savings in 10th Year:
\$64.49 - \$81.94**

AMENDMENT 5 – PROPOSED CONSTITUTIONAL AMENDMENT

Hypothetical Homestead Exemption Tax Savings (After 20 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	39,985	\$	419.54	\$	494.66
Total		\$	830.42	\$	952.51

**After 20 Years of Amendment 5 Annual Tax Savings Range:
\$830.42 - \$952.51**

**Savings in 20th Year:
\$157.22 - \$185.38**

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

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

**Savings in 30th Year:
\$290.60 - \$342.63**

AMENDMENT 5 – PASSED

CONSTITUTIONAL AMENDMENT

Estimated Impact Taxing Authorities - 2024 Tax Roll Estimate (3.4% CPI)

Taxing Authority	Total Count of 2024 Homestead Exemptions	Total Potential Reduction to 2024 Taxable Value	Total Potential Reduction to 2024 (Ad Valorem) Taxes
Town of Ocean Breeze	94	79,900	\$ 63.92
Town of Jupiter Island	315	267,750	\$ 1,069.71
Village of Indiantown	727	617,950	\$ 1,127.76
Town of Sewall's Point	766	651,100	\$ 2,129.10
City of Stuart	4,215	3,582,750	\$ 18,388.11
Martin County	49,184	41,806,400	\$ 404,210.11
School Board	49,184	-	\$ -
Children Services	49,184	41,806,400	\$ 15,125.56
SFWMD	49,184	41,806,400	\$ 9,619.65
FIND	49,184	41,806,400	\$ 1,204.02
TOTAL		172,425,050	\$ 452,937.94

AMENDMENT 5 – PASSED

CONSTITUTIONAL AMENDMENT

DOR RELEASED 2025 ADDITIONAL HOMESTEAD EXEMPTION ADJUSTMENT

ADDITIONAL HOMESTEAD EXEMPTION ADJUSTMENT

Section 196.031(1)(b), Florida Statute, requires the value of the additional homestead exemption be adjusted annually based on the Consumer Price Index as reported by the United States Department of Labor, Bureau of Labor Statistics. The \$25,000 value of the additional exemption will be increased when the inflation adjustment is positive and applied to the assessed value greater than \$50,000. The adjustment begins with the 2025 tax year assessment.

- a. The percentage change in the Consumer Price Index (CPI) for all urban consumers, U.S. city average, all items 1967 = 100 or successor reports* for the preceding calendar year as initially reported by the U.S. Department of Labor, Bureau of Labor Statistics.

The current successor report is the 1982 – 84 = 100 current series.

The CPI change amounts in the chart below are from the year prior to the year listed.

*The percentage changes are rounded to the nearest tenth of a percent.

Additional Homestead Exemption Annual Increase

Year	CPI Change*	Maximum Exemption Amount
2025	2.9%	\$25,722
2024	Base year	\$25,000



**Live Website Demo:
Sales Search
Marketing Tools
New Advanced Search**