



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

Watch our Community Outreach Video [↗](#)

Community Outreach Calendar



July



2024



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	<p>1</p> <ul style="list-style-type: none"> Deadline to certify the preliminary tax roll to the Department of Revenue Mailing of Denial Notices to not approve Exemptions and Agricultural Classifications July E-Newsletter 	<p>2</p> <ul style="list-style-type: none"> iCareCommunity Magazine 	3	<p>4</p> <ul style="list-style-type: none"> Office Closed - Independence Day 	<p>5</p> <ul style="list-style-type: none"> Office Closed - Independence Day 	6
<p>7</p> <ul style="list-style-type: none"> Friends and Neighbors of Martin County 	8	<p>9</p> <ul style="list-style-type: none"> Treasure Coast Home & Living 	10	11	12	13
<p>14</p> <ul style="list-style-type: none"> Out2News 	<p>15</p> <ul style="list-style-type: none"> Seabreeze Publications 	<p>16</p> <ul style="list-style-type: none"> ReMax of Stuart 	17	18	19	20
21	22	23	24	25	26	27
28	29	<p>30</p> <ul style="list-style-type: none"> Deadline for filing petitions to the Value Adjustment Board on denied exemptions and agricultural classification 	31			

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

INTERACTIVE CALENDAR

[Watch our Community Outreach Video](#) 

ReMax of Stuart



Director of Tax Roll & Appraisal Services Tyler Steinhauer and Exemptions Specialist Kayla Sullivan will present to agents of RE/MAX of Stuart.

Event Information

Event Date

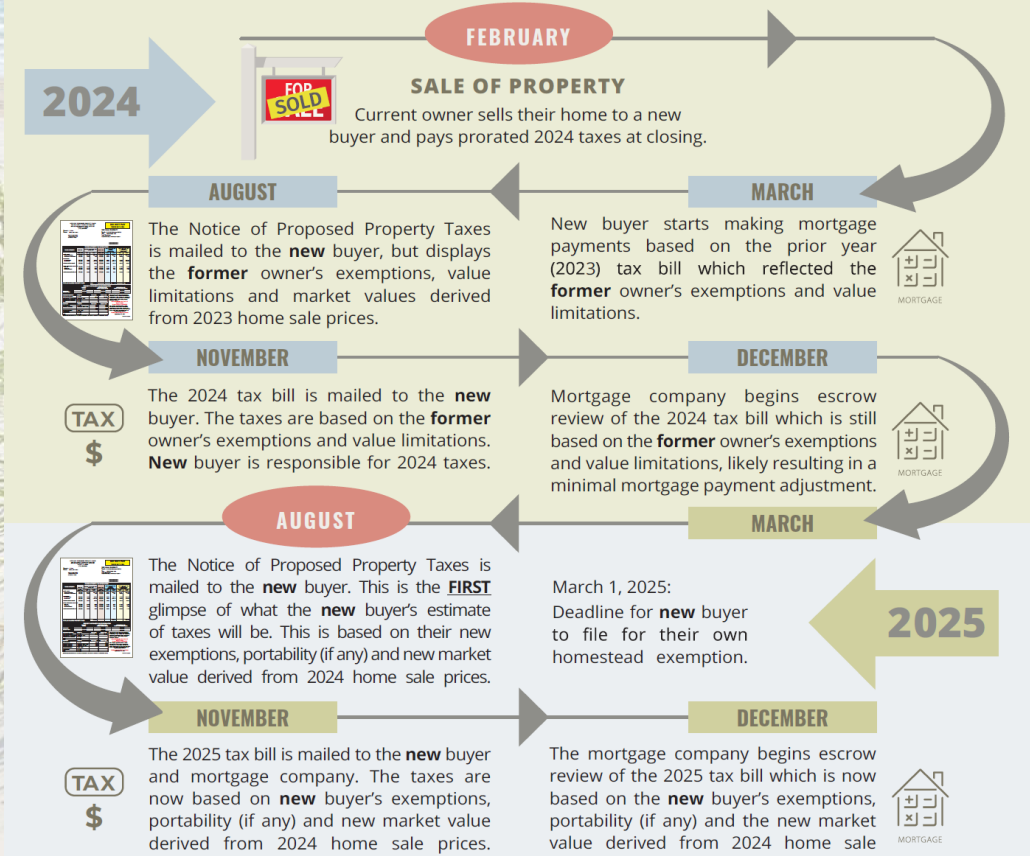
July 16, 2024

[Back](#)

New Homebuyer Timeline

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

1. having insufficient funds for the elapsed time since the sale that they were not collecting enough in escrow to pay the 2025 bill, and
2. planning ahead for the next year's monthly payments to ensure they have sufficient funds collected to pay the 2026 bill.

HOMESTEAD EXEMPTION

Benefits

Saves hundreds
of tax dollars\$\$

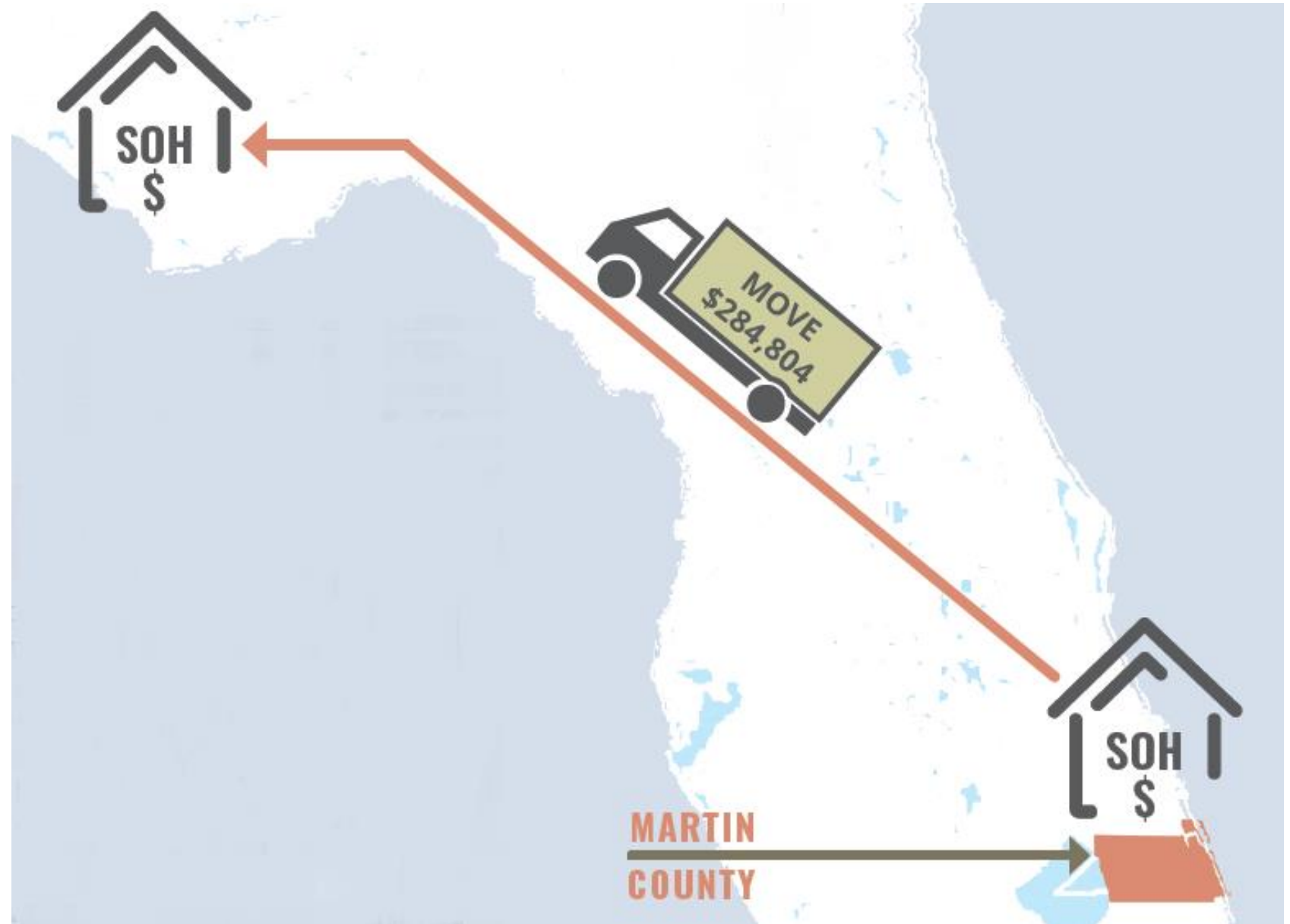
Save our
Homes

Eligible for other
Exemptions

Portability

PORTABILITY OF SAVE OUR HOMES

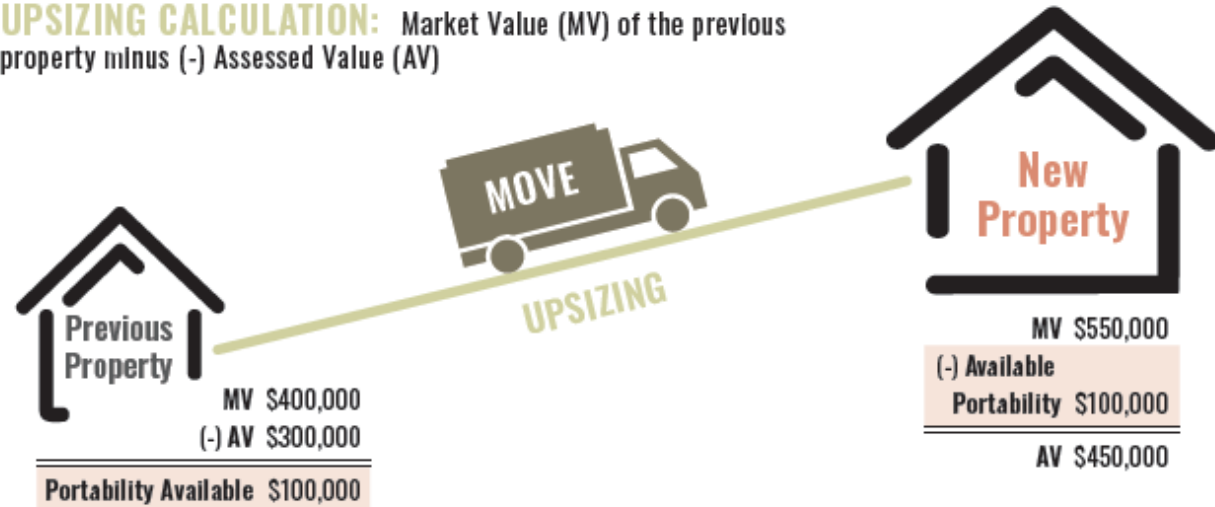
- While your homestead exemption is not transferable, you can “move” the accumulated SOH benefit from one homestead to another homestead, anywhere in Florida.
- You have from January 1st of the year you move, until January 1st three years later, to re-apply for homestead and retain the SOH benefit.



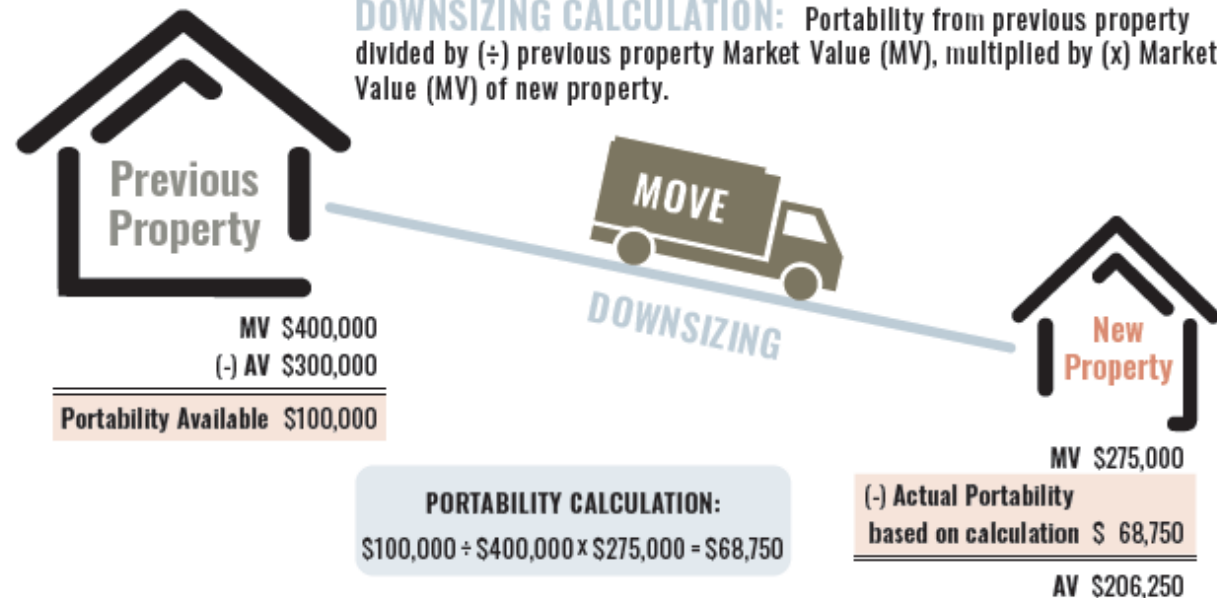
UPSIZE VS DOWNSIZE

- 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.



Married? Divorced? Widowed?



MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA



Scan this QR Code
and visit us on:

MARRIED? DIVORCED? WIDOWED?

MARRIED?



- 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.
- It is important to understand the Save Our Homes (SOH) benefit allocation between divorcing spouses.
- A divorce can affect who retains the accumulated SOH benefit and in what proportion. Each spouse should understand their agreed upon SOH benefit when they move (also known as "portability").

WIDOWED?



- If you currently benefit from Homestead Exemption and are 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 be removed.

"We VALUE Martin!"

Website: pa.martin.fl.us • Email: info@pa.martin.fl.us • (772) 288-5608



DESIGNATION OF OWNERSHIP SHARES OF ABANDONED HOMESTEAD

DR-501TS
R. 12/20
Rule 12D-16.002, F.A.C.
Eff. 12/20

Section 193.155(8), Florida Statutes

This form must be submitted to the Property Appraiser before you apply for homestead on a new property

File this form if you and your spouse (or former spouse) are current or former joint owners of qualifying property and want to designate shares of the homestead assessment difference. The designated shares can transfer to each of your new homesteads when you each apply for the homestead exemption on your properties.

Before either of you submits a Form DR-501T, Transfer of Homestead Assessment Difference, for a new homestead, submit this form to the property appraiser in the county where the abandoned homestead is located. If you apply for a new homestead exemption and want to transfer your designated share of the homestead assessment difference, attach a copy of this statement to your completed Form DR-501T in the county where the new homestead is located. Percentages must total 100 percent.

Abandoned Homestead				
County	Select County	Address		
Parcel ID				
Date abandoned				
Spouse 1 name as it appears on the joint title		Designated % ownership	Spouse 2 name as it appears on the joint title	
		0%		
			0%	

At the time the homestead was abandoned, we were married and jointly owned this property.

We designate the percentages above to each owner for transferring the homestead assessment difference when that owner establishes a new homestead.

We understand that when we file this designation with the property appraiser, it is irrevocable.

Under penalties of perjury, I declare that I have read the foregoing Designation and that the facts stated in it are true.	Under penalties of perjury, I declare that I have read the foregoing Designation and that the facts stated in it are true.
_____	_____
Spouse 1 signature	Spouse 2 signature

Disabled Veteran Exemption

DISABLED VETERAN

- (1) Can you provide an official document stating you were “honorably discharged” from military services? YES
- (2) Do you have a service-connected disability of 10% or more?
- (3) Do you currently have a homestead exemption in Martin County?

If you or an un-remarried 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 <small>Florida Statute 196.24</small>	Seniors Combat-Related Disabled Veterans <small>Florida Statute 196.082</small>	Totally & Permanently Disabled Veterans <small>Florida Statute 196.081</small>
Eligibility Criteria	Disability of 10% or more	<ul style="list-style-type: none"> 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.



Property Value

Property Appraiser

The County Property Appraiser determines the value of property for tax purposes. The Property Appraiser does not determine the amount of taxes you pay. The taxes may increase or decrease depending on the tax (millage) rates set by the taxing authorities.





NOTICE OF PROPOSED PROPERTY TAXES
MARTIN COUNTY PROPERTY APPRAISER
 JENNY FIELDS, CFA
 3473 SE WILLOUGHBY BLVD., SUITE 101
 STUART, FL 34994

DO NOT PAY — THIS IS NOT A BILL

2024 REAL PROPERTY

Account # 123456

Parcel # 01-02-03-000-000-01234-5
 District 8008 - DISTRICT ONE MSTU
 Situs 123 NE SAMPLE DRIVE

Owners JOHN SMITH
 JANE SMITH
 123 NE SAMPLE DRIVE
 STUART, FL 34907

Legal Description
 TRACT PART OF SAMPLE DRIVE HOMESITE, LOT 123, BK 4

TAXING AUTHORITY	TAXING AUTHORITY TAX INFORMATION					
	YOUR TAX RATE AND TAXES IN PRIOR YEAR	CURRENT YEAR		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED REVENUE CHANGES IN RATE		
	COL. 1 TAXABLE VALUE	COL. 2 RATE	COL. 3 TAXES	COL. 4 TAXABLE VALUE	COL. 5 RATE	COL. 6 TAXES
Martin County	88,540	10.2770	909.93	90,479	9.8839	894.29
General Operations	88,540	0.0620	7.34	90,479	0.0794	7.18
School Board	113,540	2.7400	312.01	115,479	2.6331	304.07
District Law	113,540	3.6990	419.98	115,479	3.5443	409.29
Citizen Services Council	88,540	0.3678	32.63	90,479	0.3472	31.41
South Florida Water Mgmt. Dist.	88,540	0.1100	10.55	90,479	0.1146	10.37
Electric Tax	88,540	0.1303	9.77	90,479	0.1261	9.60
Everglades Crest	88,540	0.0380	3.36	90,479	0.0365	3.30
Florida Inland Navigation Dist.	88,540	0.0320	2.83	90,479	0.0306	2.77
TOTAL			1,767.26			1,672.28

PRIOR YEAR	PROPERTY APPRAISER VALUE INFORMATION	
	MARKET VALUE	ASSESSED VALUE
157,630	130,540	130,540
CURRENT YEAR	191,240	140,479

ASSESSMENT EXEMPTION	APPLIES TO	PROVIDES	CURRENT VALUE
SAVE OUR HOMES BENEFIT	ALL TAXES	19,050	50,761
NON-HOMESTEAD 1% CAP BENEFIT	NON-SCHOOL TAXES	0	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2024 or if you are entitled to an exemption or classification that is not reflected, please contact the Martin County Property Appraiser's office at (772) 288-5608 or info@ps.martin.fl.us

If the Property Appraiser's office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available online at www.pamartin.fl.us

Petitions must be filed on or before:
September (TBD), 2024

SEE REVERSE SIDE FOR NON AD VALOREM ASSESSMENTS AND EXPLANATIONS OF THE COLUMNS ABOVE. MCPA-474 Rev 03/22

Sailfish Spotlight

2024 Informational Supplement to the Notice of Proposed Property Taxes



A Message From Your Property Appraiser

Dear Property Owner,

This Informational Supplement is a guide to understanding your 2024 Notice of Proposed Property Taxes, property values, exemptions, portability, and more! If you are a new homeowner, you will find helpful tools highlighted for your reference. Learn more about the proposed Constitutional Amendment 5 to be voted on November 5th, which would allow homeowners to receive a slightly larger property tax break by adjusting part of the homestead property tax exemption for inflation.

Market values overall in Martin County increased 6.4% to \$56.9 billion. This includes the appreciation in property values based on 2023 market data along with increases from new construction of residential, commercial, and industrial buildings. The preliminary taxable and market values by taxing district are provided for your review on page two.

My team of professionals are committed to helping you understand the valuation process and we will take whatever time is needed to explain our procedures. If you have questions, please contact our office.

We promise to treat you with respect and understanding, and to deliver the outstanding customer service you deserve and expect.

Sincerely,

Jenny

MARTIN COUNTY
 PROPERTY APPRAISER
 Jenny Fields, CFA

(772) 288-5608
 Call

www.pamartin.fl.us
 Live Chat

info@ps.martin.fl.us
 Email

$$\text{Property Value} \times \text{Millage Rate} = \text{Tax Bill}$$

Property Appraiser
 The County Property Appraiser determines the value of property for tax purposes. The Property Appraiser does not determine the amount of taxes you pay. Tax rates may increase or decrease depending on the tax (millage) rates set by the Taxing Authorities.

Taxing Authorities
 The Taxing Authorities determine how much money is required to provide services and then establish the tax (millage) rates.

Tax Collector
 The Tax Collector sends the tax bills in the beginning of November and collects the taxes.



TRuth In Millage

WHAT IS A TRIM NOTICE



WHAT IS A TRIM NOTICE?

July

2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30	1	2	3	4	5	6
7	8	9	10			
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3
4	5	6	7	8	9	10

**Certify the July 1st
Preliminary Tax Roll**

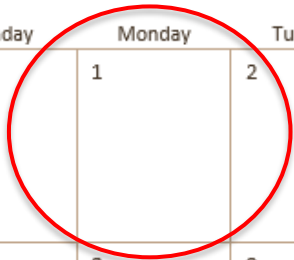
August

2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	31	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
1	2	3	4	5	6	7

July 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22					27
28	29					3
4	5					10



35 Days After July 1st, Taxing Authorities Provide Proposed Millage Rates to Property Appraiser

August 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	31	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25						
1						

Within 55 Days After July 1st, Property Appraiser Mails Trim Notices



NOTICE OF PROPOSED PROPERTY TAXES
 MARTIN COUNTY PROPERTY APPRAISER
 JENNY FIELDS, CFA
 3473 SE WILLOUGHBY BLVD., SUITE 101
 STUART, FL 34994

DO NOT PAY — THIS IS NOT A BILL

2024 REAL PROPERTY

Account # 123456

Parcel # 01-02-03-000-000-01234-5
 District 6006 - DISTRICT ONE MSTU
 Situs 123 NE SAMPLE DRIVE

Owners JOHN SMITH
 JANE SMITH
 123 NE SAMPLE DRIVE
 STUART, FL 34997

Legal Description
 THAT PART OF SAMPLE DRIVE HOMESITES, LOT 123, BLK 4



TAXING AUTHORITY TAX INFORMATION								
TAXING AUTHORITY	PRIOR YEAR			CURRENT YEAR			YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
	COLUMN 1 TAXABLE VALUE	COLUMN 2 RATE	COLUMN 3 TAXES	COLUMN 4 TAXABLE VALUE	COLUMN 5 RATE	COLUMN 6 TAXES	COLUMN 7 RATE	COLUMN 8 TAXES
Martin County General Operations District One MSTU (6006)	88,540	10.2770	909.93	90,479	9.8839	894.29	10.4436	944.92
	88,540	0.0629	7.34	90,479	0.0794	7.18	0.0790	7.15
School Board By-Local Board	113,540	2.7480	312.01	115,479	2.6331	304.07	2.7480	317.34
By-State Law	113,540	3.6990	419.98	115,479	3.5443	409.29	3.5750	412.84
Children Services Council	88,540	0.3618	32.03	90,479	0.3472	31.41	0.3618	32.74
South Florida Water Mgmt. Dist. Basin Tax	88,540	0.1192	10.55	90,479	0.1146	10.37	0.1192	10.79
District Tax	88,540	0.1103	9.77	90,479	0.1061	9.60	0.1103	9.98
Everglades Const.	88,540	0.0380	3.36	90,479	0.0365	3.30	0.0380	3.44
Florida Inland Navigation Dist.	88,540	0.0320	2.83	90,479	0.0306	2.77	0.0320	2.90
TOTAL			1,707.80			1,672.28		1,742.10

Prior year value, millage rate & tax information.

When countywide taxable values increase from prior year, the millage tax rate decreases, thereby lowering your taxes. This is called the "Rolled-Back Rate." If Taxing Authorities used this rolled back rate, they would receive the same revenue as prior year.

PROPERTY APPRAISER VALUE INFORMATION			
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILEAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILEAGE
PRIOR YEAR	157,620	138,540	138,540
CURRENT YEAR	191,240	140,479	140,479

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE	CURRENT VALUE
SAVE OUR HOMES BENEFIT	ALL TAXES	19,080	50,761
NON-HOMESTEAD 1% CAP BENEFIT	NON-SCHOOL TAXES	0	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE	CURRENT VALUE
FIRST HOMESTEAD	ALL TAXES	25,000	25,000
ADDITIONAL HOMESTEAD	NON-SCHOOL COUNTY TAXES	25,000	25,000
ADDITIONAL HOMESTEAD	NON-SCHOOL CITY TAXES	25,000	25,000
LIMITED INCOME SENIOR	COUNTY TAXES	0	0
TYP EXEMPTIONS	ALL TAXES	0	0
OTHER	ALL TAXES	0	0

If you feel the market value of the property is inaccurate or does not reflect fair market value as of January 1, 2024 or if you are entitled to an exemption or classification that is not reflected, please contact the Martin County Property Appraiser's office at:
 (772) 288-5608
 or email:
info@pa.martin.fl.us

If the Property Appraiser's office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available online at:
www.pa.martin.fl.us

Petitions must be filed on or before:

September (TBD), 2024

Proposed taxes based on Taxing Authorities' budget changes. Any increase in the millage rate above the rolled back rate (column 5) is defined as a tax increase by the Florida Department of Revenue.

Martin County Notice of Proposed Property Taxes

The Taxing Authorities which levy property taxes against your property will soon hold PUBLIC HEARINGS to adopt budgets and tax rates for the next year. The purpose of the PUBLIC HEARINGS is to receive opinions from the general public and to answer questions on the proposed tax changes and budgets PRIOR TO TAKING FINAL ACTION. Each Taxing Authority may AMEND OR ALTER its proposals at the hearing.

TAXING AUTHORITY HEARING INFORMATION	
TAXING AUTHORITY	PUBLIC HEARING LOCATION, DATE AND TIME

YOUR FINAL TAX BILL MAY CONTAIN NON AD VALOREM ASSESSMENTS WHICH MAY NOT BE REFLECTED ON THIS NOTICE SUCH AS ASSESSMENTS FOR ROADS, FIRE, GARBAGE, LIGHTING, DRAINAGE, WATER, SEWAGE, OR OTHER GOVERNMENTAL SERVICES AND FACILITIES WHICH MAY BE LEVIED BY YOUR COUNTY, CITY, SPECIAL DISTRICTS OR OTHER TAXING AUTHORITY.

NOTE: Amounts shown on this form do not reflect early payment discounts you may have received or may be eligible to receive. (Discounts are a maximum of 4 percent of the amounts shown on this form.)

EXPLANATION OF 'TAXING AUTHORITY TAX INFORMATION' SECTION
COLUMN 1 - "PRIOR YEAR TAXABLE VALUE" This column shows the prior assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority.
COLUMNS 2 & 3 - "YOUR FINAL TAX RATE AND TAXES IN PRIOR YEAR" These columns show the tax rate and taxes that applied last year to your property. These amounts were based on budgets adopted last year and your property's previous taxable value.
COLUMN 4 - "CURRENT YEAR TAXABLE VALUE" This column shows the current assessed value less all applicable exemptions used in the calculation of taxes for that specific taxing authority. Various taxable values in this column may indicate the impact of Limited Income Senior or the Additional Homestead exemption. Current year taxable values are as of January 1, 2024 .
COLUMNS 5 & 6 - "YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE" These columns show what your tax rate and taxes will be IF EACH TAXING AUTHORITY DOES NOT CHANGE ITS PROPERTY TAX LEVY. These amounts are based on last year's budgets and your current assessment.
COLUMNS 7 & 8 - "YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE" These columns show what your tax rate and taxes will be this year under the BUDGET ACTUALLY PROPOSED by each taxing authority. The proposal is NOT final and may be amended at the public hearings shown at the top of this notice. The difference between columns 6 and 8 is the tax change proposed by each local taxing authority and is NOT the result of higher assessments.
EXPLANATION OF 'PROPERTY APPRAISER VALUE INFORMATION' SECTION
MARKET VALUE - Also known as "just value" as provided by the constitution and described in state law. It is the amount a purchaser willing but not obliged to buy would pay to one willing but not obliged to sell, after proper consideration of all eight factors in section 193.011, F.S.
ASSESSED VALUE - Assessed value is the market value of your property minus the amount of any assessment reductions. The assessed value may be different for millage levies made by different taxing authorities.
ASSESSMENT REDUCTIONS - Properties can receive an assessment reduction for a number of reasons including the Save Our Homes Benefit, 10% non-homestead property assessment limitation, and certain types of property such as agricultural land and land used for conservation, which are valued at current use rather than their market value. Some reductions lower the assessed value only for levies of certain taxing authorities.
EXEMPTIONS - Exemptions are specific dollar or percentage amounts that reduce assessed value. These are usually based on characteristics of the property or property owner. Examples include the homestead exemption, veterans' disability exemptions and charitable exemptions. The discount for disabled veterans is included in this box. Many exemptions apply only to tax levies by the taxing authority granting the exemption.
TAXABLE VALUE - Taxable value is the value used to calculate the tax due on your property. Taxable value is the assessed value minus the value of your exemptions.

For more information concerning this Notice of Proposed Property Taxes, please visit our web site at: www.pa.martin.fl.us



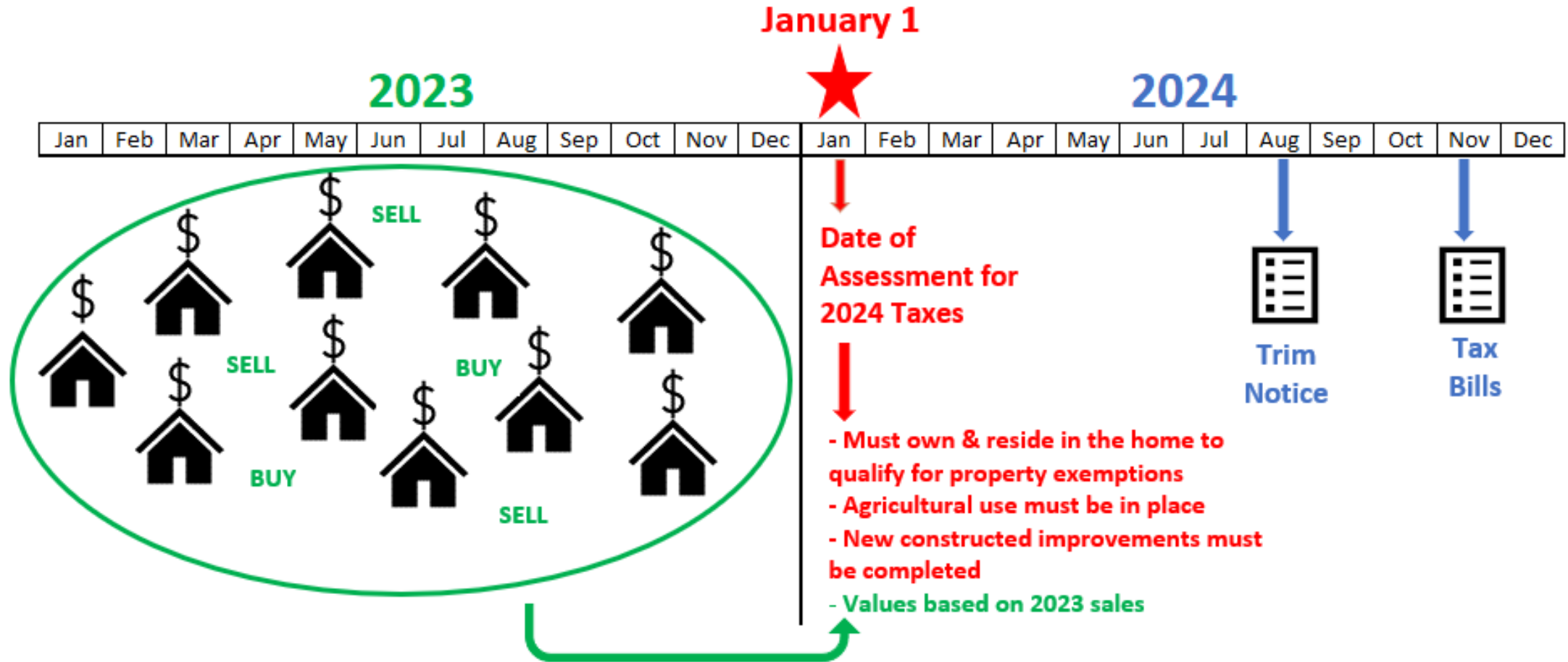
BUDGET HEARINGS



Date of Assessment

DATE OF ASSESSMENT

The illustration below shows this sequence, where 2024 property valuation and billing tie back to **January 1**, and in essence market activity taking place in 2023.

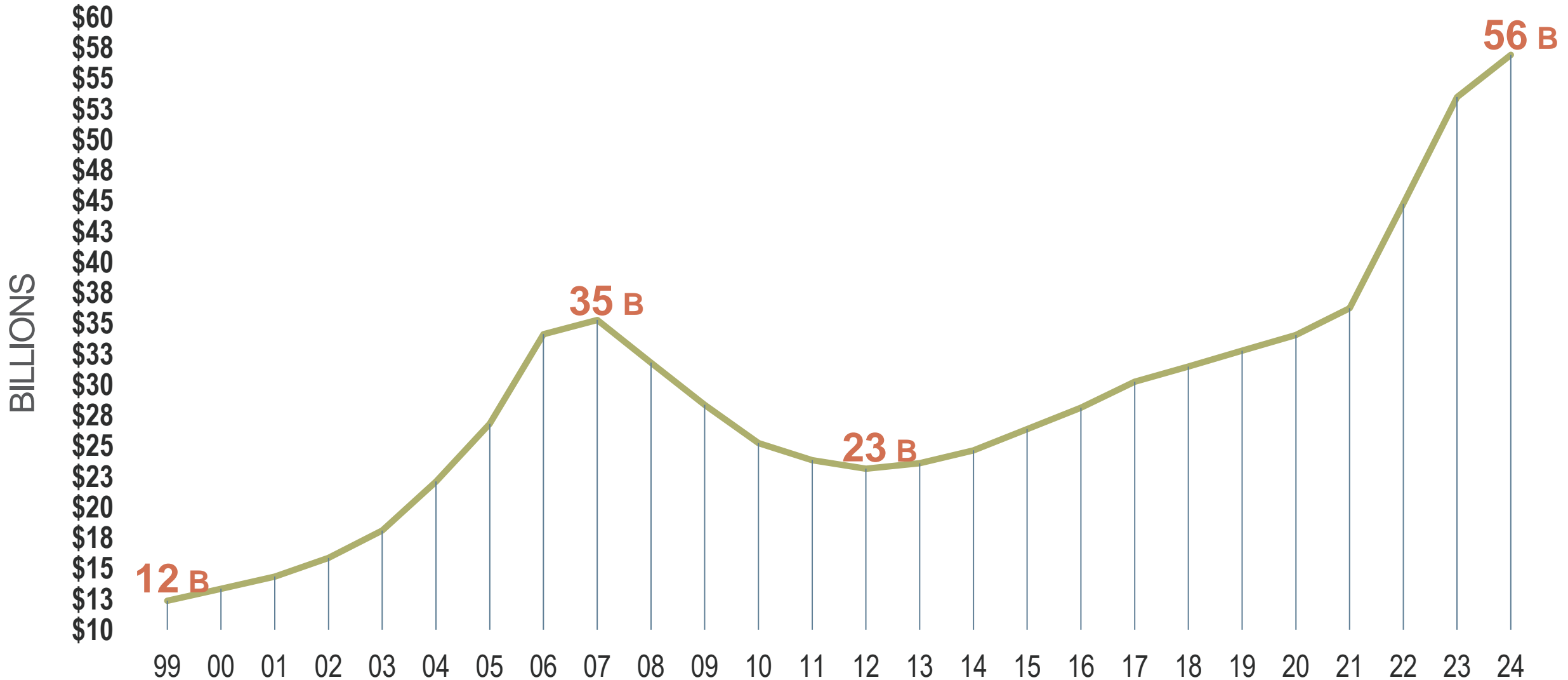




Martin County Values/New Construction

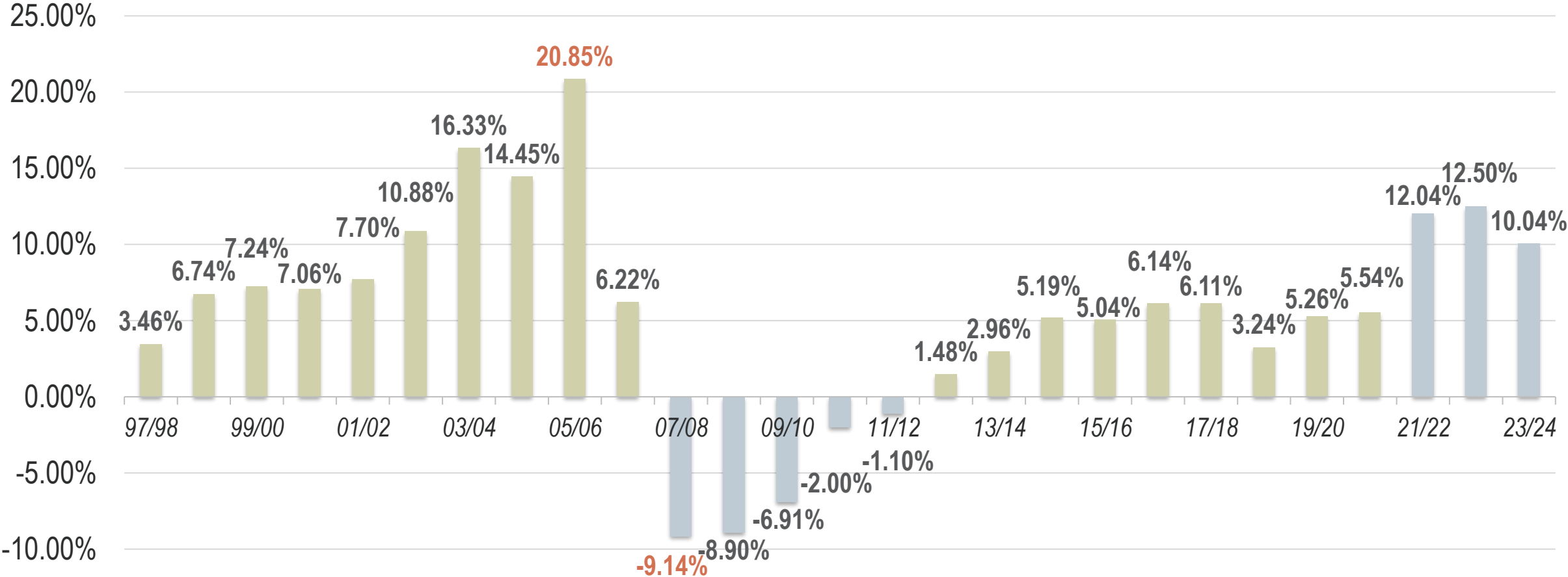
HISTORY OF MARKET VALUES

YEAR TO YEAR COMPARISON

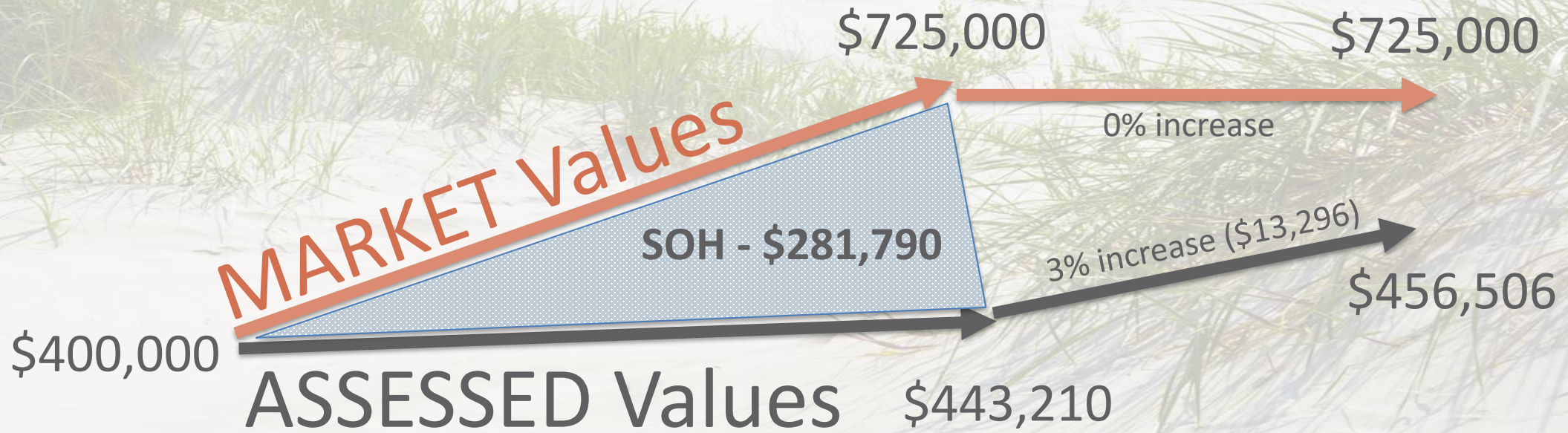


TAXABLE VALUE PERCENT CHANGE

YEAR TO YEAR COMPARISON



RECAPTURE RULE



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%



New Golf Courses

APOGEE



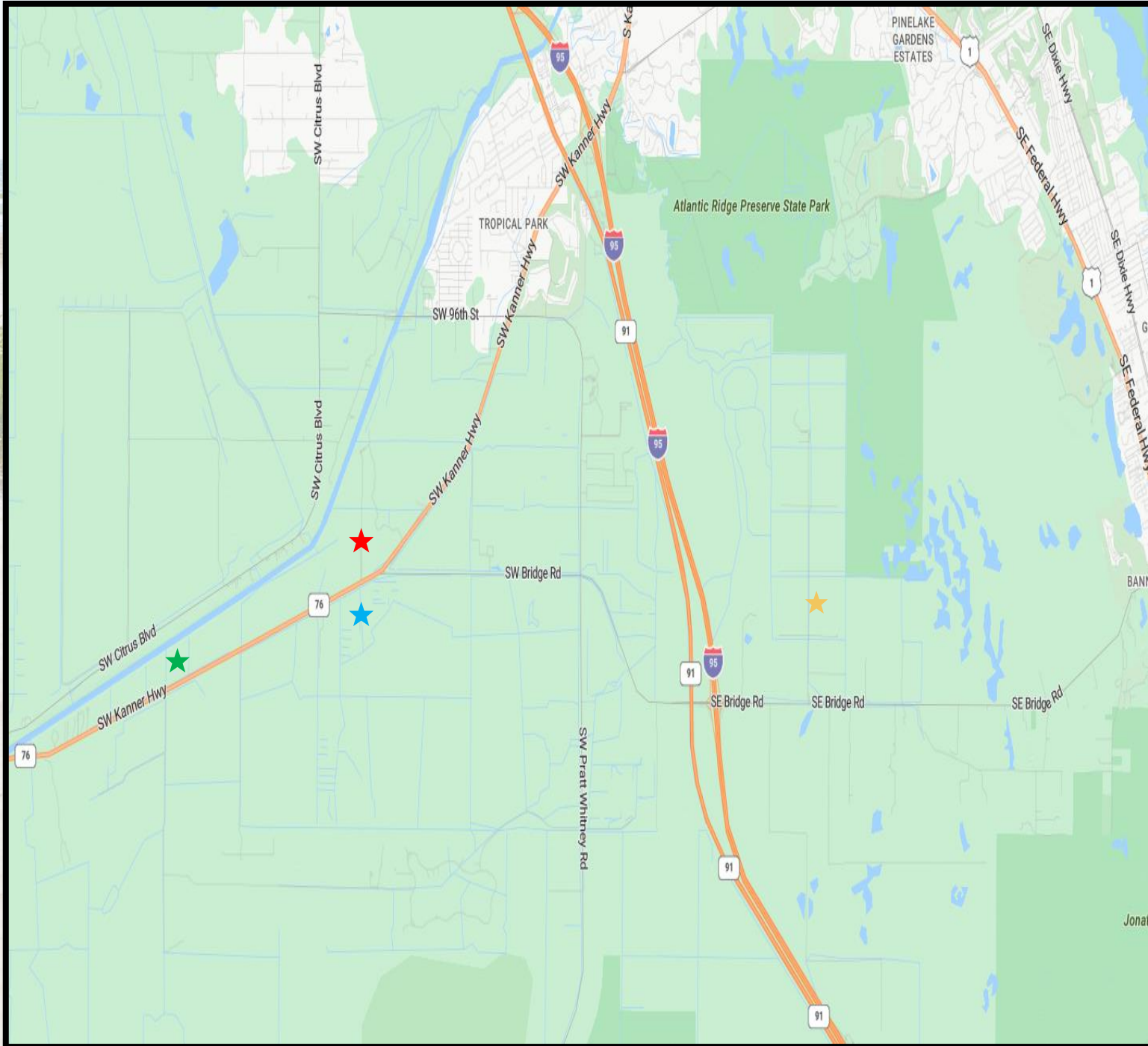
The Ranch



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:

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



CALUSA CREEK
RANCH



Martin County Metropolitan Planning Organization (MPO)



Martin County BOCC Proposed Development Map



City of Stuart Development Map

