



Martin County Property Appraiser
Jenny Fields, CFA





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 8006 - 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 HOMESTEAD, LOT 123, BLK 4



TAXING AUTHORITY	TAXING AUTHORITY TAX INFORMATION							
	PRIOR YEAR	YOUR FINAL TAX RATE AND TAXES IN PRIOR YEAR			YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE		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 By-State Law	113,540	2.7480	312.01	115,479	2.6331	304.07	2.7480	317.34
	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

	PROPERTY APPRAISER VALUE INFORMATION		
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL WELFARE	ASSESSED VALUE APPLIES TO NON-SCHOOL WELFARE
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
NONHOMESTEAD 10% 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
TPP EXEMPTIONS	ALL TAXES	0	0
OTHER	ALL TAXES	0	0

SEE REVERSE SIDE FOR NON AD VALOREM ASSESSMENTS AND EXPLANATIONS OF THE COLUMNS ABOVE.

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

MCPA-474 Rev 03/22

Sailfish Spotlight

2024 Informational Supplement to the Notice of Proposed Property Taxes



MARTIN COUNTY PROPERTY APPRAISER
 Jenny Fields, CFA

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 homebuyer, 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

- (772) 288-5608 Call
- www.pa.martin.fl.us Live Chat
- info@pa.martin.fl.us Email

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



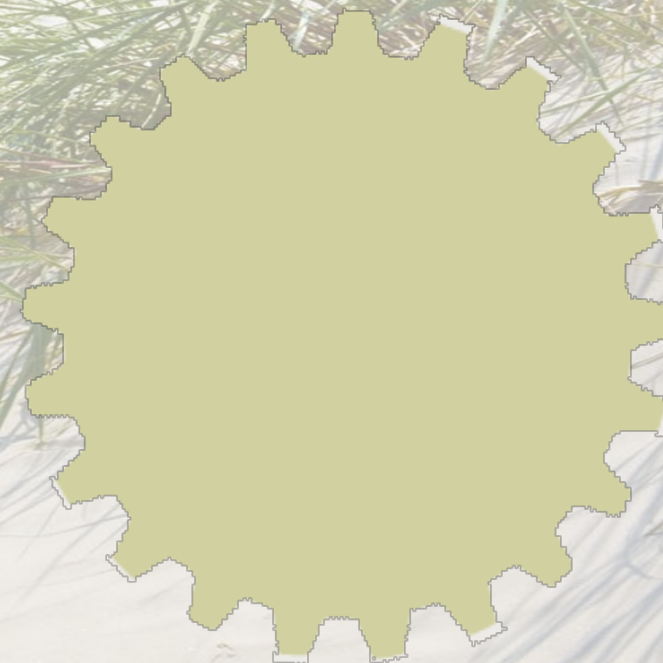
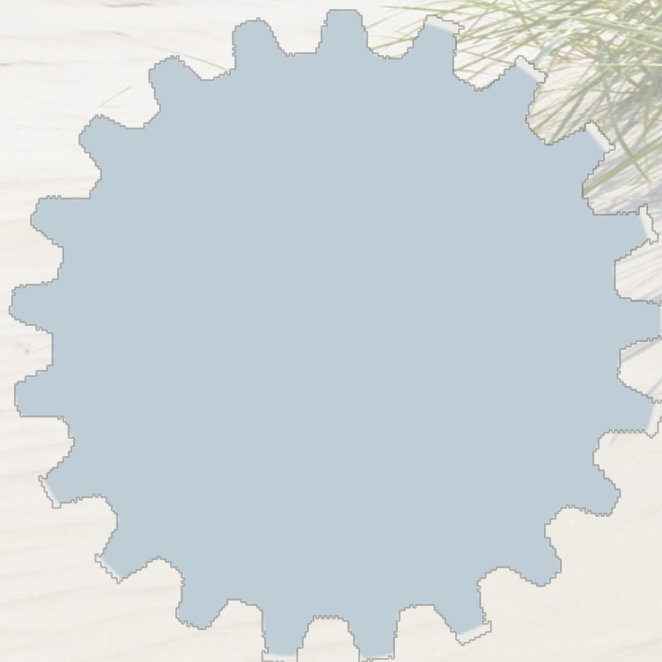
TRuth In Millage



**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.



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

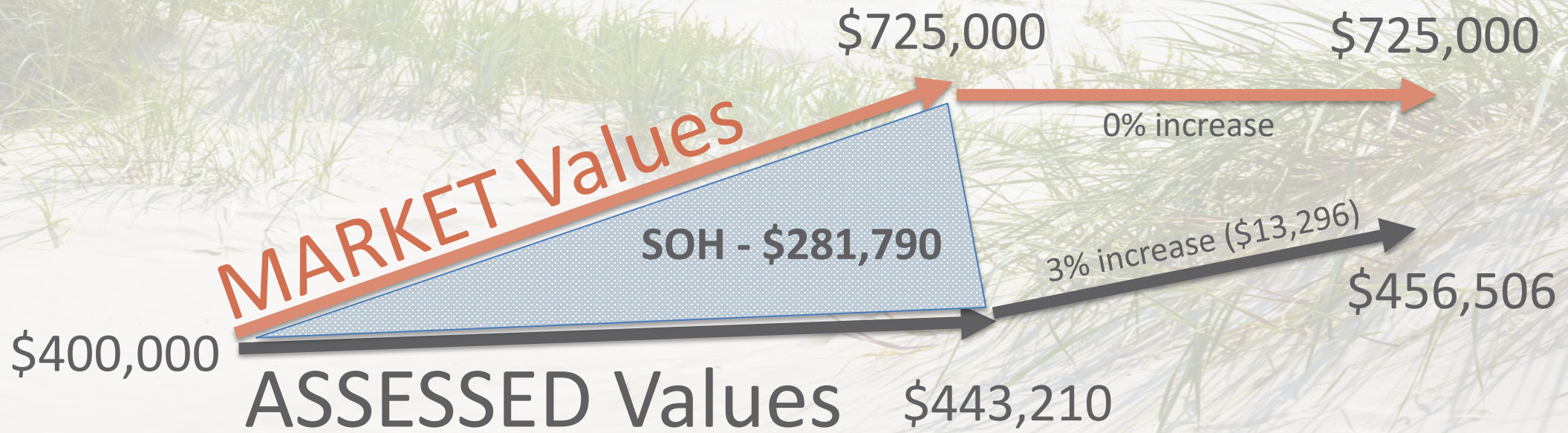
2024 PRELIMINARY VALUES

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:

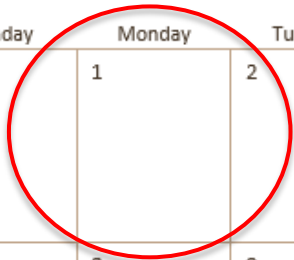
- **Appreciation in values based on 2023 market**
- **New construction totaling \$758.6 million**
 - **542 single family homes/townhomes**
 - **6 multi-family projects**
 - **30 industrial buildings (Over 1.1million square feet)**

RECAPTURE RULE



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



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Legal Description
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Owners JOHN SMITH
 JANE SMITH
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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
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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			
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LIMITED INCOME SENIOR	COUNTY TAXES	0	0
TYP EXEMPTIONS	ALL TAXES	0	0
OTHER	ALL TAXES	0	0

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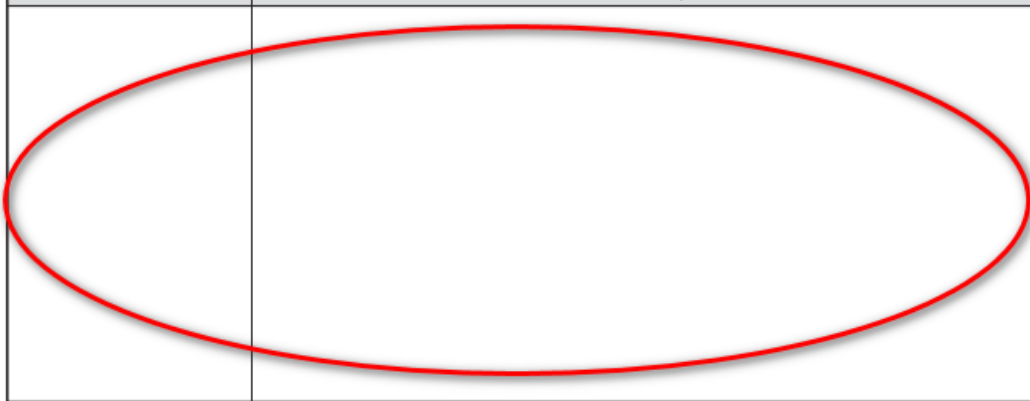
If the Property Appraiser's office is unable to resolve the matter as to the market value, classification, or an exemption, you may file a petition for adjustment with the Value Adjustment Board. Petition forms are available online at: www.pa.martin.fl.us

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.



BUDGET HEARINGS



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

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



MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

HOME SALES IN 2023



Mortgage payment at closing was based on the 2022 taxes



Taxes paid in November 2023 were based on the seller's exemptions or value caps.



Deadline to file for Homestead Exemption was March 1, 2024



Communicate what your proposed taxes are with your mortgage company

PURCHASED IN 2023

2023 Trim Notice



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

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

2024 Trim Notice



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

Taxes: \$11,515 (Yours)



SAVE OUR HOMES BENEFIT

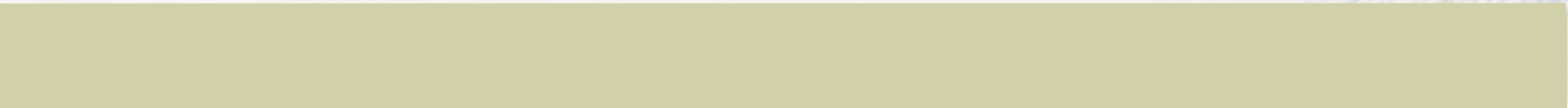
MARKET VALUES

\$725,000

SOH - \$281,790

\$443,210

ASSESSED VALUES





MARTIN COUNTY
PROPERTY APPRAISER
Jenny Fields, CFA

HOME SALES IN 2024



The 2024 proposed taxes on your Trim may be similar to what shows in the prior year column



Any exemptions or value cap shown is the buyers and will come off in 2025



Deadline to file for Homestead Exemption is March 1, 2025



Estimate your taxes now using your sale price so you can plan for the financial impact

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)



HELPFUL TOOLS AND RESOURCES



New Homebuyer
Timeline Handout

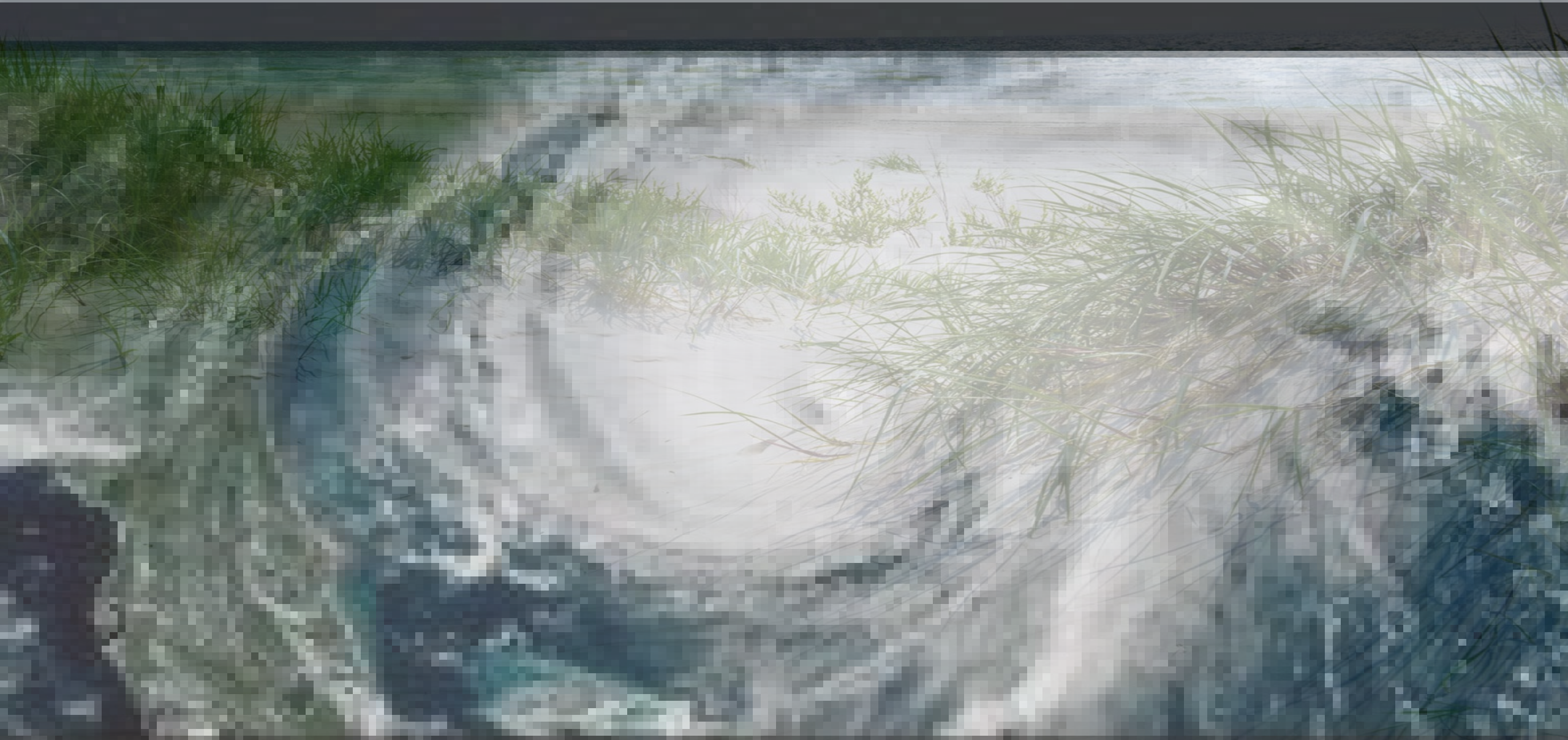


Property Tax
Estimator



New Homebuyer
Timeline Video

CALAMITY REFUND OF TAXES



How Does a Calamity Affect My Value?

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.

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. 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.

197.319 – REFUNDS CONT'D

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

Effective beginning with the 2024 tax roll

197.319 – REFUNDS CONT'D

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

Effective beginning with the 2024 tax roll

197.319 – REFUND EXAMPLE

The following example is for a residential property that was rendered uninhabitable for 95 days by a hypothetical catastrophic event. The following information is used to calculate the refund:

- January 1 **pre-catastrophic event** just value of the parcel: **\$300,000**
- January 1 **pre-catastrophic event** just value of the residential improvement (the house, attached garage, and attached porches only): **\$225,000**
- **Post-catastrophic event** just value of the parcel (January 1 parcel just value *less* residential improvement just value): **\$75,000**
- Number of days the property was uninhabitable: **95 days**
- Total annual property taxes paid: **\$2,250**

The first step is to find the percent change in value by subtracting the parcel's post-catastrophic event just value from the pre-catastrophic event just value using the following calculations:

Change in value:	$\$300,000 \text{ less } \$75,000 =$	\$225,000
Percent change in value:	$\$225,000 \text{ divided by } \$300,000 =$.75 or 75%

The second step is to find the percent of days the residence was uninhabitable by dividing the number of days the residential improvement was uninhabitable by the number of days in the year using the following calculation:

Percent of uninhabitable days:	$95 \text{ days divided by } 365 \text{ days} =$.26 or 26%
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The third step is to find the damage differential by applying the percent change in value to the percent of uninhabitable days using the following calculation:

Damage differential calculation:	$.75 \text{ multiplied by } .26 =$.195
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Finally, the refund amount is calculated by applying the damage differential to the total property annual taxes paid:

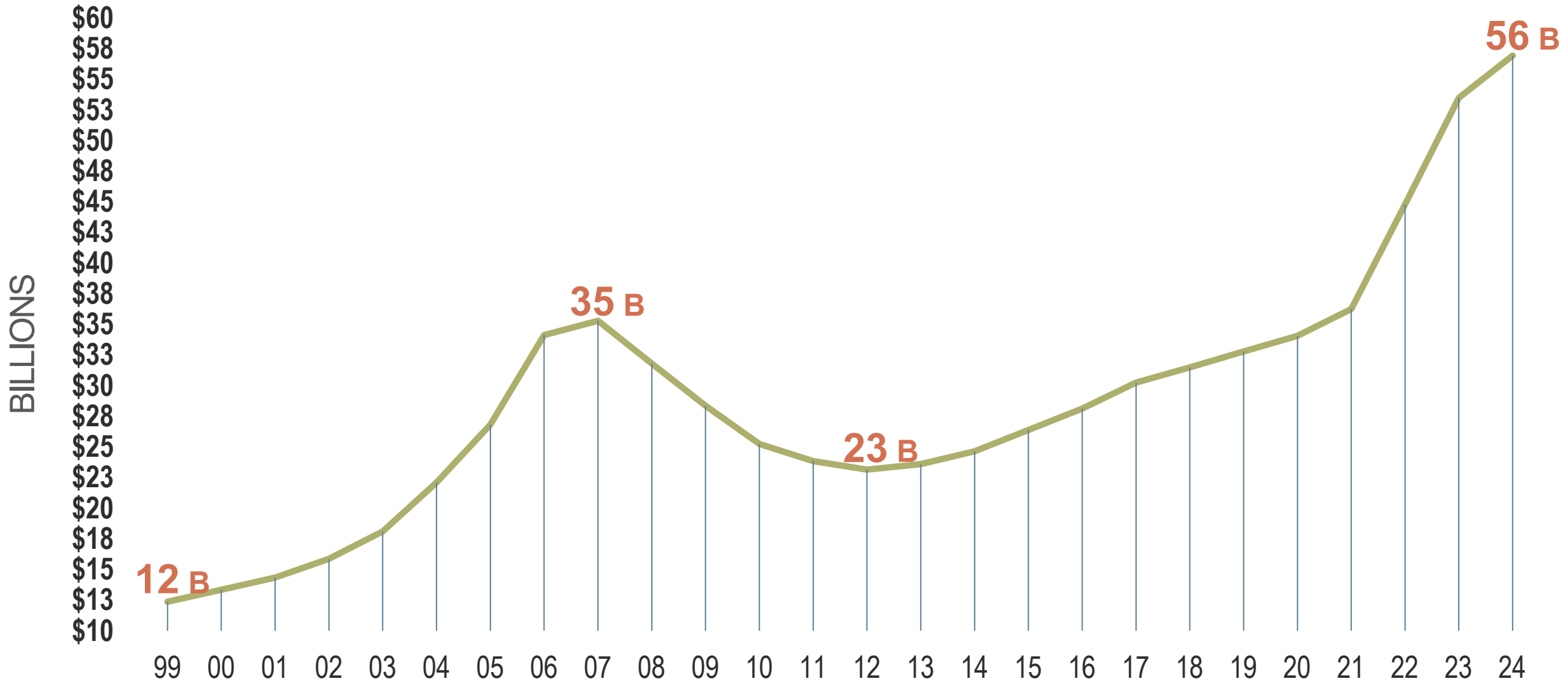
Refund calculation:	$\$2,250 \text{ multiplied by } .195 =$	\$438.75 refund due
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Martin County Values/New Construction

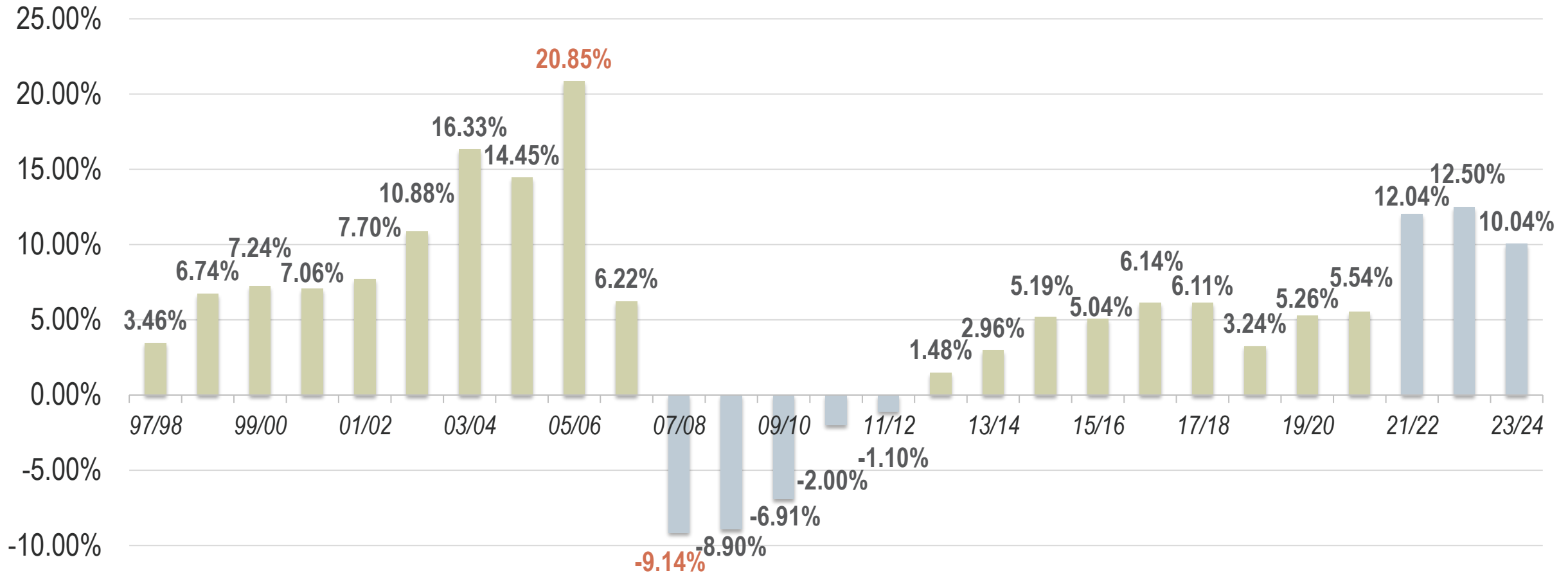
HISTORY OF MARKET VALUES

YEAR TO YEAR COMPARISON



TAXABLE VALUE PERCENT CHANGE

YEAR TO YEAR COMPARISON



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%



Single Family Residential

D·R·HORTON®

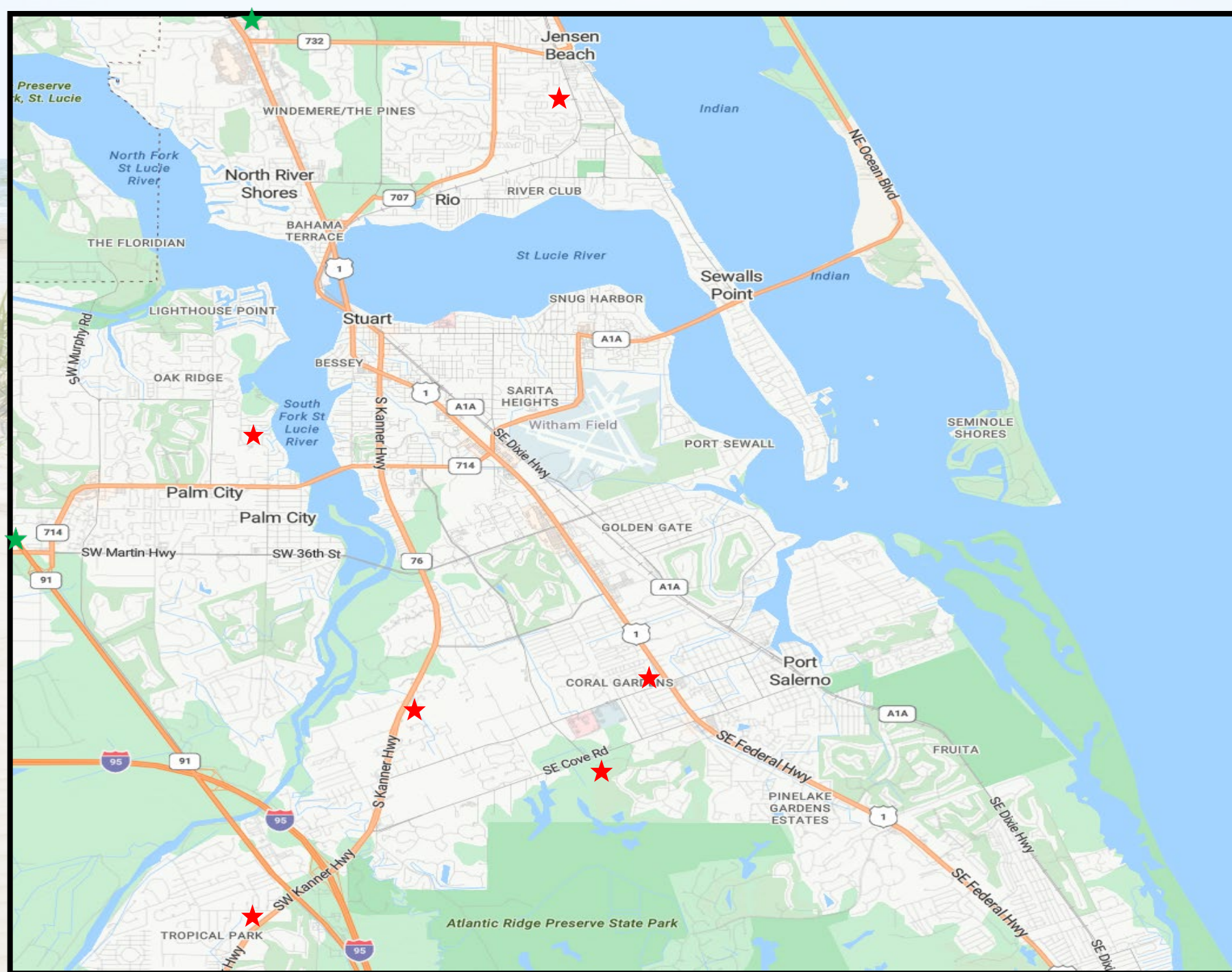
America's Builder



1. Sabal Point – 68 SFD, \$551+
2. The Oaks – 24 SFD, \$736+
3. Willow Pointe – 65 SFD, \$550+
4. Sandpiper Square – 20 SFD
5. Preserves at Park Trace – 114 SFD, \$593+
6. Twin Oaks – 28 SFD



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





- 1. Highpointe – 313 SFD, \$559+
- 2. Bridgewater – 107 SFD, \$1.91+
- 3. Camellia – 98 TH, \$400+



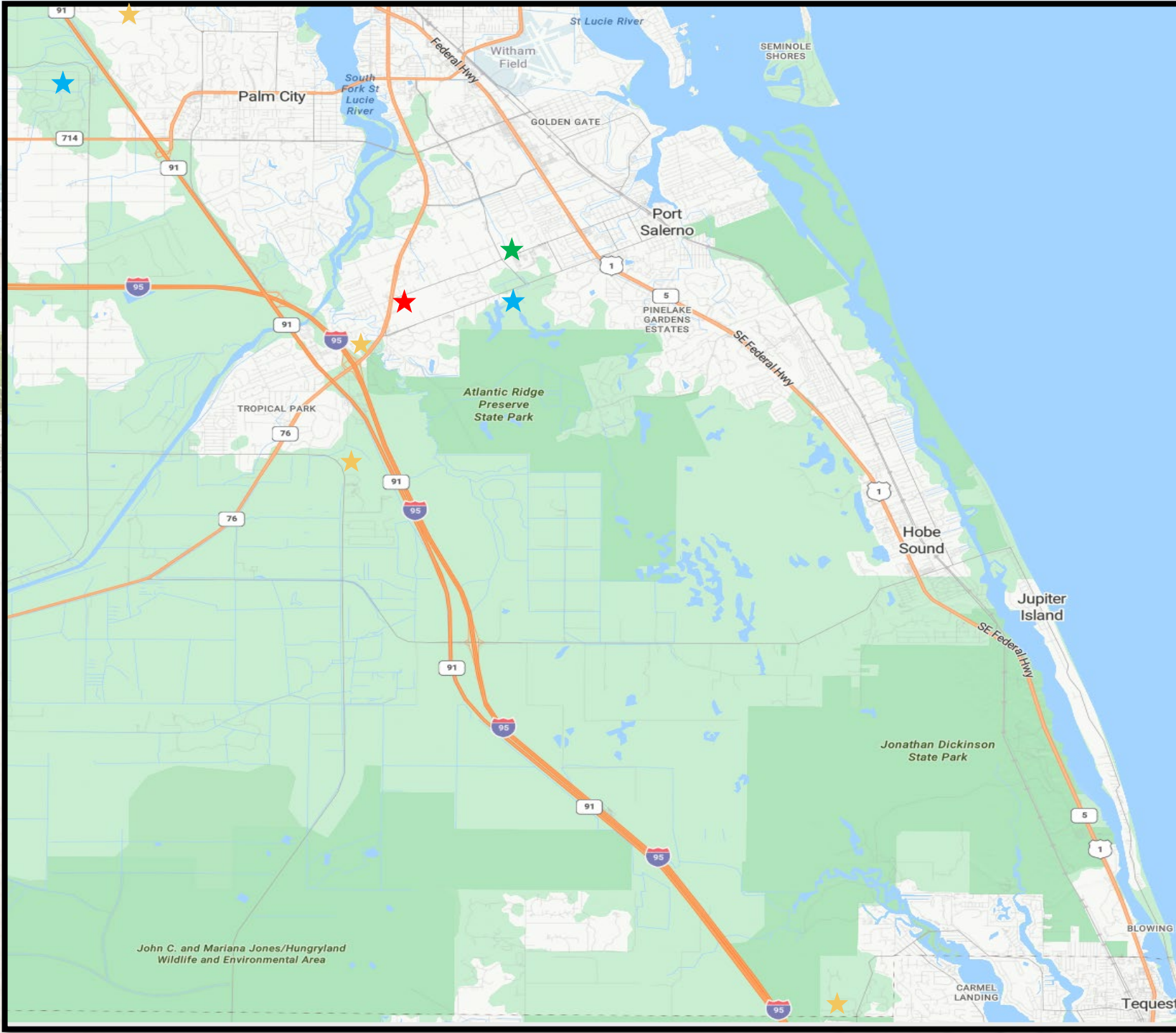
- 1. Canopy Creek – 294 SFD, \$1.39+
- 2. Cove Royale – 117 SFD, \$681+



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



- 1. Edgewater Pointe – 117 TH, \$399+





New Golf Courses

APOGEE



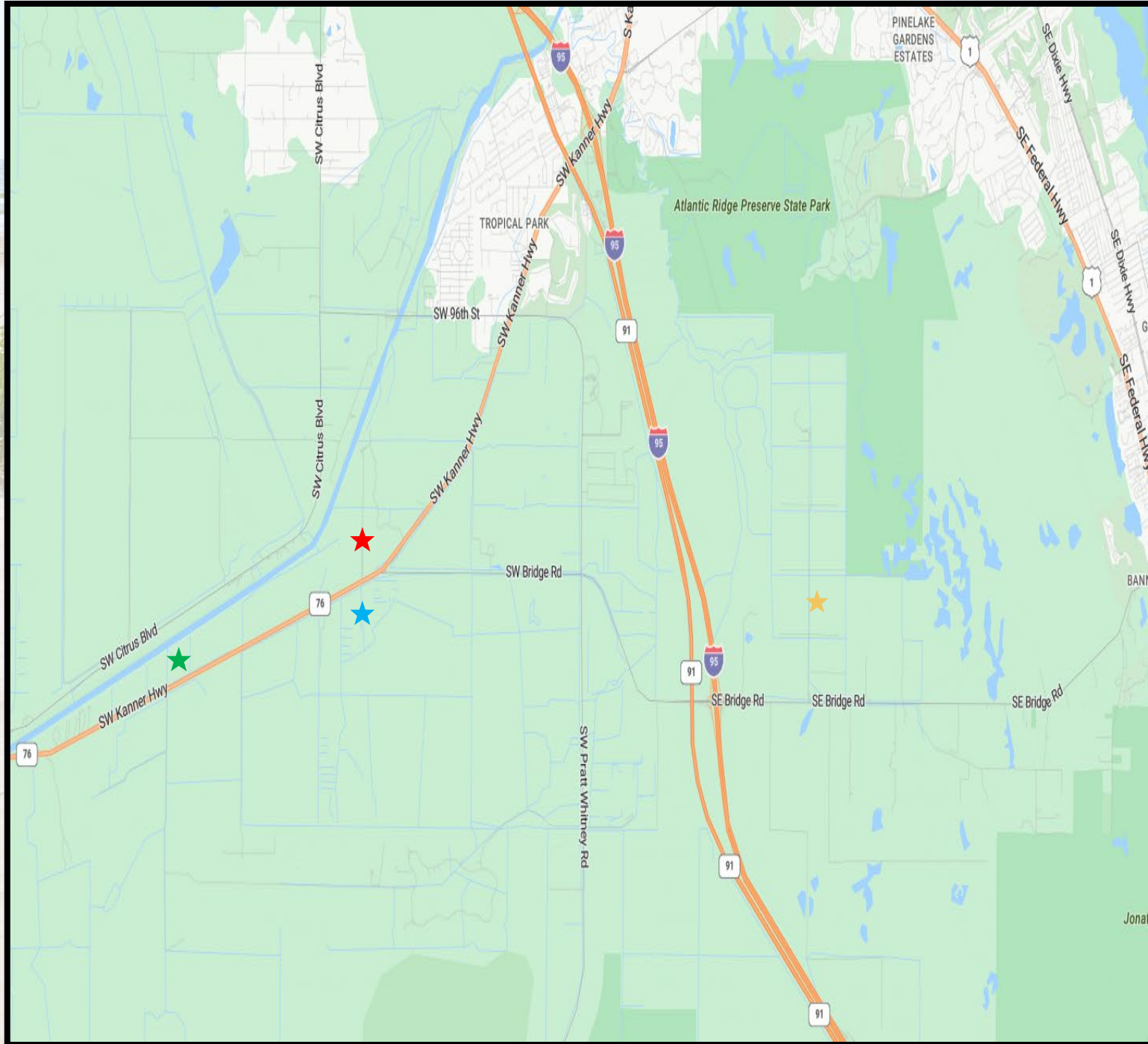
The Ranch



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

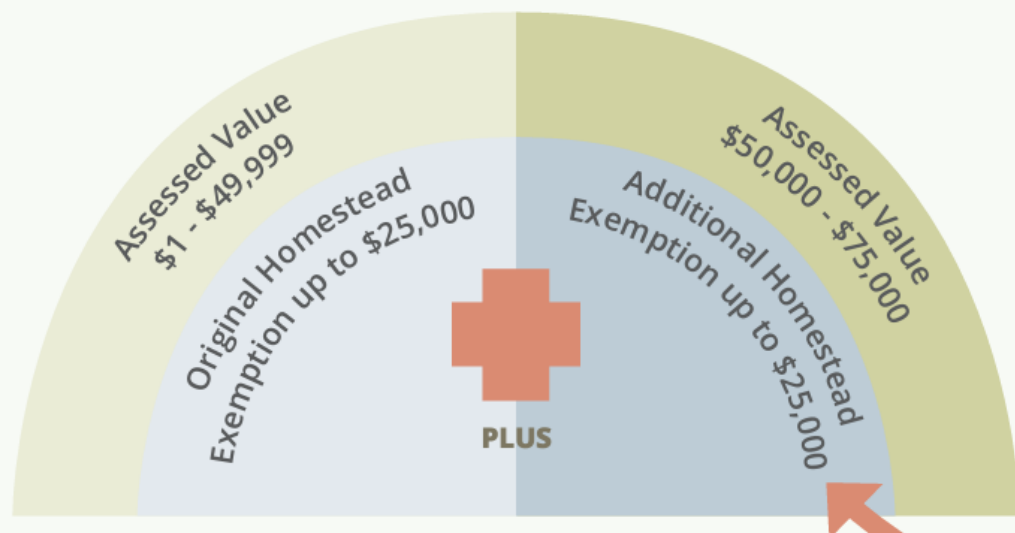


Amendment 5 Review

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

Annual Adjustment to \$25,000 Homestead Exemption on Assessed Value over \$50,000:

I

There is a proposed constitutional amendment to require the \$25,000 exemption on the assessed value of homestead property between \$50,000 and \$75,000 to be adjusted annually for positive inflation growth, as measured by the percent change in the Consumer Price Index for All Urban Consumers, U.S. City Average, all items 1967=100, or successor reports. This proposal will be on the 2024 general election ballot. CS/HJR 7017, filed with Sec. of State on March 21, 2024.

If adopted, the initial tax year of the inflation adjustment would be 2025. §§ 196.031(1)(b), Fla. Stat. (2024). Approved by Governor DeSantis on June 26, 2024; Ch. 2024-261, Laws of Fla. (2024). The implementing bill also includes an offset for the revenue impact to fiscally constrained counties. *Id.* at § 2.

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 and not in the upcoming Primary**
- **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

SAVE OUR HOMES

As section 193.155(1), F.S., provides, beginning in 1995, or the year after the property receives homestead exemption, an annual increase in assessment shall not exceed the lower of the following:

- a. Three percent of the assessed value of the property for the prior year; or
- b. 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. The income limitation amounts are based on the unrounded CPI data.

Annual Adjustment to \$25,000 Homestead Exemption on Assessed Value over \$50,000:

There is a proposed constitutional amendment to require the \$25,000 exemption on the assessed value of homestead property between \$50,000 and \$75,000 to be adjusted annually for positive inflation growth, as measured by the percent change in the Consumer Price Index for All Urban Consumers, U.S. City Average, all items 1967=100, or successor reports. This proposal will be on the 2024 general election ballot. CS/HJR 7017, filed with Sec. of State on March 21, 2024.

If adopted, the initial tax year of the inflation adjustment would be 2025. §§ 196.031(1)(b), Fla. Stat. (2024). Approved by Governor DeSantis on June 26, 2024; Ch. 2024-261, Laws of Fla. (2024). The implementing bill also includes an offset for the revenue impact to fiscally constrained counties. *Id.* at § 2.

Save Our Homes Annual Increase

Year	CPI Change*	Cap*
2024	3.4%	3.0%
2023	6.5%	3.0%
2022	7.0%	3.0%
2021	1.4%	1.4%
2020	2.3%	2.3%
2019	1.9%	1.9%
2018	2.1%	2.1%
2017	2.1%	2.1%
2016	0.7%	0.7%
2015	0.8%	0.8%
2014	1.5%	1.5%
2013	1.7%	1.7%
2012	3.0%	3.0%
2011	1.5%	1.5%
2010	2.7%	2.7%
2009	0.1%	0.1%
2008	4.1%	3.0%
2007	2.5%	2.5%
2006	3.4%	3.0%
2005	3.3%	3.0%
2004	1.9%	1.9%
2003	2.4%	2.4%
2002	1.6%	1.6%
2001	3.4%	3.0%
2000	2.7%	2.7%
1999	1.6%	1.6%
1998	1.7%	1.7%
1997	3.3%	3.0%
1996	2.5%	2.5%
1995	2.7%	2.7%

AMENDMENT 5 – PROPOSED CONSTITUTIONAL AMENDMENT

Current Homestead Exemption Tax Savings			
Current Homestead Exemption	Exemption Amount	Tax Savings in Town of Sewall's Point Lowest Total Millage: 16.4354 School Board Portion: 5.9430 Non School Portion: 10.4924	Tax Savings in City of Stuart 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 - Hypothetical Tax Savings Example

Year	Example Fators from CPI History	New 2nd Exemption Amount	Additional Benefit From Amendment 5 Factor *	Hypothetical Amendment 5 - Tax Savings in Town of Sewall's Point	Hypothetical Amendment 5 - Tax Savings in City of Stuart	Total Tax Savings in Town of Sewall's Point	Total 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	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
1995	2.70%	25,675.00	675.00	7.08	8.35	269.39	317.63
1996	2.50%	26,316.88	1,316.87	13.82	16.29	276.13	325.57
1997	3.30%	27,185.33	2,185.33	22.93	27.03	285.24	336.31
1998	1.70%	27,647.48	2,647.48	27.78	32.75	290.09	342.03
1999	1.60%	28,089.84	3,089.84	32.42	38.22	294.73	347.50
2000	2.70%	28,848.27	3,848.27	40.38	47.61	302.69	356.88
2001	3.40%	29,829.11	4,829.11	50.67	59.74	312.98	369.02
2002	1.60%	30,306.37	5,306.37	55.68	65.65	317.99	374.92
2003	2.40%	31,033.73	6,033.73	63.31	74.64	325.62	383.92
2004	1.90%	31,623.37	6,623.37	69.50	81.94	331.81	391.22
2005	3.30%	32,666.94	7,666.94	80.44	94.85	342.75	404.13
2006	3.40%	33,777.62	8,777.62	92.10	108.59	354.41	417.87
2007	2.50%	34,622.06	9,622.06	100.96	119.04	363.27	428.31
2008	4.10%	36,041.56	11,041.56	115.85	136.60	378.16	445.87
2009	0.10%	36,077.60	11,077.60	116.23	137.04	378.54	446.32
2010	2.70%	37,051.70	12,051.70	126.45	149.09	388.76	458.37
2011	1.50%	37,607.47	12,607.47	132.28	155.97	394.59	465.25
2012	3.00%	38,735.70	13,735.70	144.12	169.93	406.43	479.20
2013	1.70%	39,394.20	14,394.20	151.03	178.07	413.34	487.35
2014	1.50%	39,985.12	14,985.12	157.23	185.38	419.54	494.66
2015	0.80%	40,305.00	15,305.00	160.59	189.34	422.90	498.62
2016	0.70%	40,587.13	15,587.13	163.55	192.83	425.86	502.11
2017	2.10%	41,439.46	16,439.46	172.49	203.37	434.80	512.65
2018	2.10%	42,309.69	17,309.69	181.62	214.14	443.93	523.42
2019	1.90%	43,113.58	18,113.58	190.05	224.08	452.36	533.36
2020	2.30%	44,105.19	19,105.19	200.46	236.35	462.77	545.63
2021	1.40%	44,722.66	19,722.66	206.94	243.99	469.25	553.27
2022	7.00%	47,853.25	22,853.25	239.79	282.72	502.10	592.00
2023	6.50%	50,963.71	25,963.71	272.42	321.20	534.73	630.48
2024	3.40%	52,696.47	27,696.47	290.60	342.64	552.91	651.91

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

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

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

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

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

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

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**



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

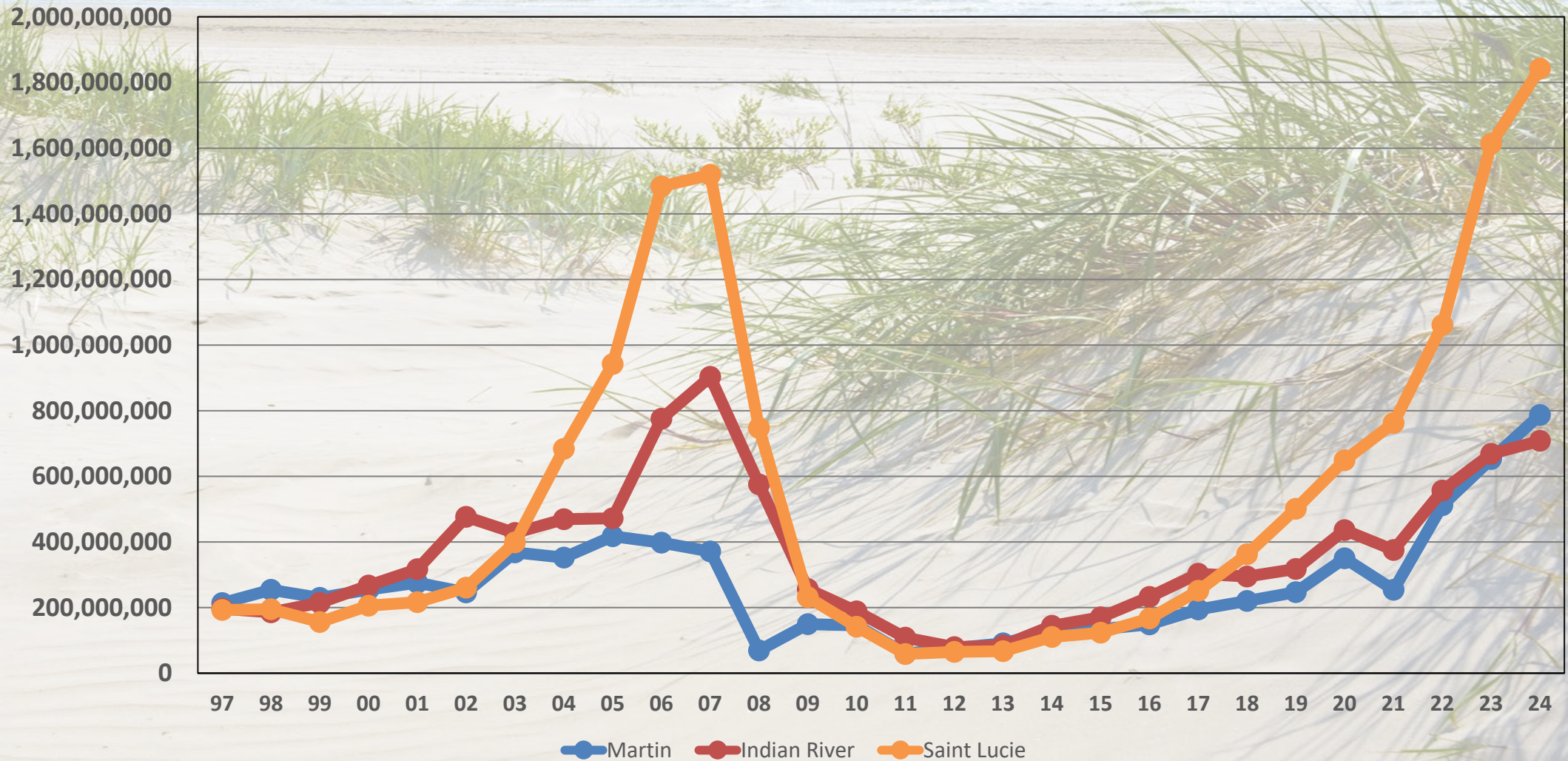
Real Property Parcels

+2,839

23-24 Increase

TREASURE COAST REAL ESTATE DATA

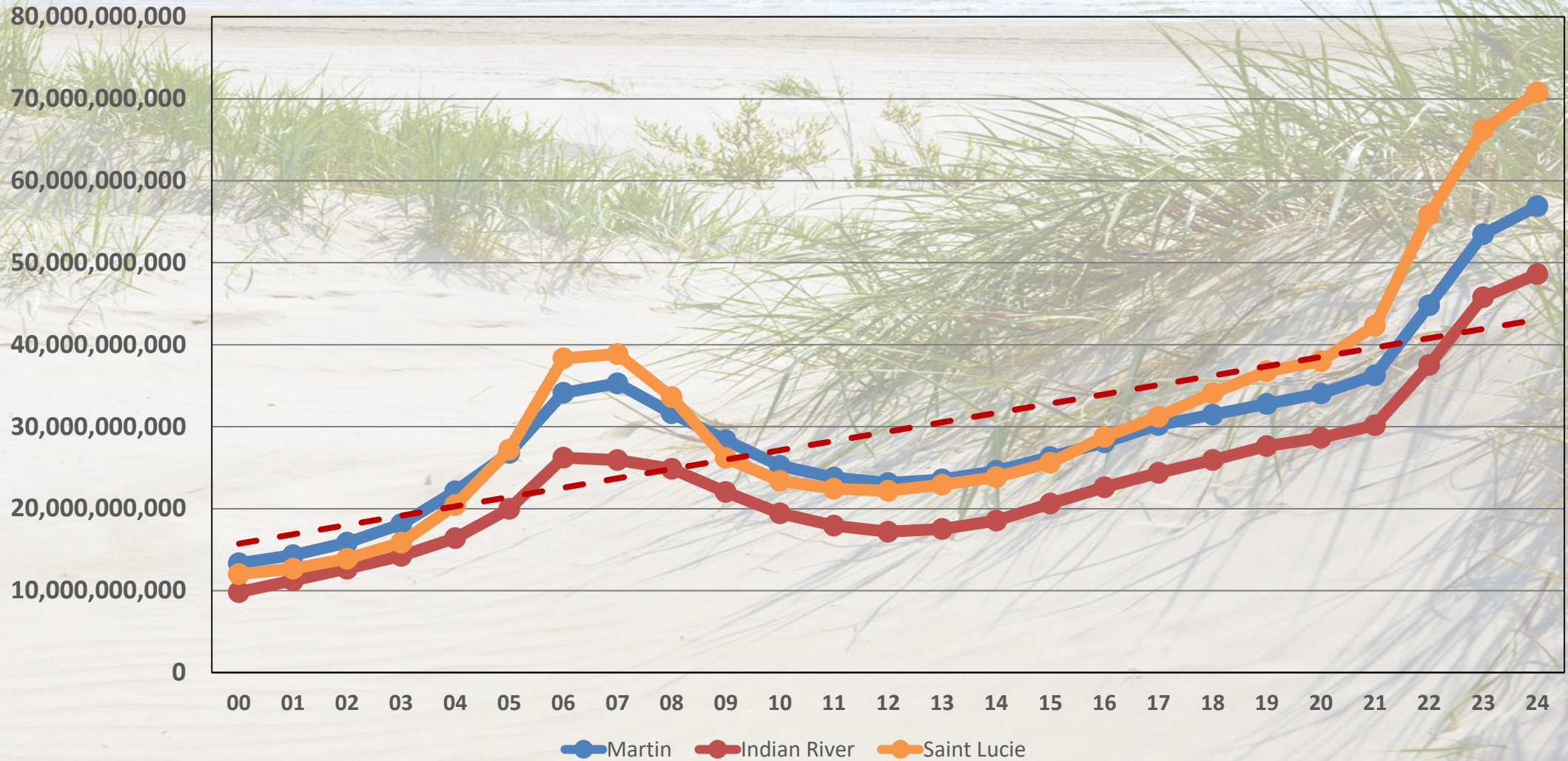
Historical 25 Year New Construction Trends



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

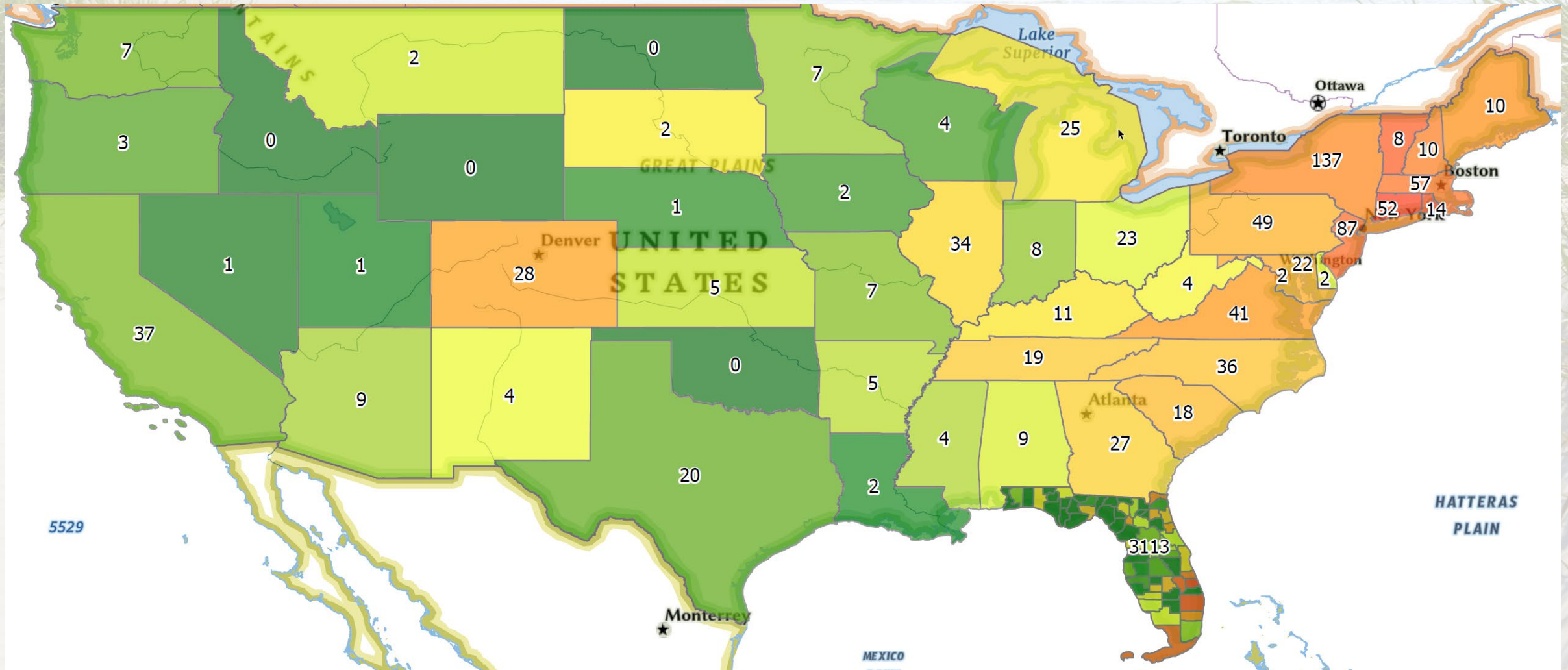


SOURCES: [HTTPS://DATA.CENSUS.GOV/](https://data.census.gov/) & [HTTPS://FLORIDAREVENUE.COM/PROPERTY/PAGES/DATAPORTAL.ASPX](https://floridarevenue.com/property/pages/dataportal.aspx)



**Where 2024 Martin County
Homesteaded Household
Moved From**

MARTIN COUNTY – HOMESTEAD APPLICANT'S PREVIOUS RESIDENCES





2024 Proposed Millage Rates and Budget Hearings

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.

Taxing Authority		Rolled Back Rate	Proposed Millage Rate	% Increase or Decrease	Budget Hearing Date, Time, and Location
MARTIN COUNTY BOCC	Total Millage Aggregate	8.6374	9.1795	6.28%	9/10/2024 - 5:05 PM Martin County Administrative Center, Commission Chambers, 2401 S.E. Monterey Rd., Stuart, FL 34996 (772-436-2868)
	General Operations	6.1603	6.5776	6.77%	
	Fire Rescue MSTU Unincorporated	2.5071	2.6677	6.41%	
	Parks & Recreation MSTU Unincorporated	0.1520	0.1596	5.00%	
	Countywide MSTU Unincorporated (Storm & Road Maintenance)	0.5572	0.5848	4.95%	
	District One MSTU	0.0660	0.0714	8.18%	
	Special District A-61 (Hutchinson Island) MSTU	0.1814	0.1805	-0.50%	
	District Two MSTU	0.0828	0.0814	-1.69%	
	District Three MSTU	0.0377	0.0404	7.16%	
	District Four MSTU	0.0527	0.0520	-1.33%	
District Five MSTU	0.0754	0.0735	-2.52%		
MARTIN COUNTY SCHOOL DISTRICT	Total Millage Aggregate	5.6147	5.7500	2.41%	9/17/2024 - 5:05 PM 1939 SE Federal Highway, Stuart, FL 34994 (772-219-1200 x30273)
	State Law Required Local Effort	3.0185	3.0770	1.94%	
	Local Board Millage Levy				
	- Capital Outlay - Discretionary Operating - Additional Voted Millage	2.5962	2.6730	2.96%	

2024 – PROPOSED MILLAGE RATES

MUNICIPALITIES

CITY OF STUART	General Operations	4.7774	5.0000	4.66%	9/09/2024 - 5:15 PM City Hall, 121 SW Flagler Avenue, Stuart, FL 34994 (772-288-5310)
	Voted Debt Service	0.1324	0.1324	0.00%	
TOWN OF SEWALLS POINT	General Operations	3.0320	3.2700	7.85%	9/9/2024 - 6:00 PM Town Hall Commission Chambers - 1 South Sewall's Point Road, Sewalls Point, FL 34996 (772-287-2455 x22)
TOWN OF JUPITER ISLAND	Total Millage Aggregate	3.4503	3.7651	9.12%	9/9/2024 - 5:01 PM 2 Bridge Road, Hobe Sound, FL 33455 (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 Osceola Street, Suite C Indiantown, FL 34956 (772-597-8282)
TOWN OF OCEAN BREEZE	General Operations	0.7471	0.8000	7.08%	9/11/2024 - 6:00 PM Ocean Breeze Resort Clubhouse, 700 NE Seabreeze Way, Ocean Breeze FL 34958 (772-334-6826)

2024 – PROPOSED MILLAGE RATES MULTI-COUNTY & SPECIAL DISTRICTS

CHILDRENS SERVICES COUNCIL OF MARTIN COUNTY	General Operations	0.3362	0.3618	7.61%	9/9/2024 - 5:10 PM 101 SE Central Parkway Stuart, FL 34994 (772-288-5758)
FLORIDA INLAND NAVIGATION DISTRICT	General Operations	0.0266	0.0288	8.27%	9/5/2024 - 5:05 PM F.Langford Pavilion 1707 NE Indian River Drive Jensen Bch FL 34957 (561-627-3386)
SOUTH FLORIDA WATER MANAGEMENT DISTRICT	District Wide	0.0874	0.0948	8.47%	9/12/2024 - 5:15 PM South Florida Water Management District Auditorium, 3301 Gun Club Road, B-1 Bldg., West Palm Beach, FL 33406 (561-686-8800)
	Everglades Construction Basin	0.0301	0.0327	8.64%	
	Okeechobee Basin	0.0945	0.1026	8.57%	