



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



September

2023



SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
					1 iCareCommunity Magazine	2
3	4 Office Closed - Labor Day	5 Out2News	6 Martin County Business Exchange	7	8 Weichert Realtors Integrity Group	9
10	11 Petition Filing Deadline for the Value Adjustment Board	12	13 One Luxe Realty One Group International	14 Martin County Realtors of the Treasure Coast	15	16
17	18 Premier Realty Group	19	20	21 MCTV (MARTIN COUNTY TELEVISION)	22	23
24	25	26	27	28	29	30

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

Presentations

Publications

Important Dates

Videos

INTERACTIVE CALENDAR

Premier Realty Group



Jenny Fields and Director of Appraisal Services Tyler Steinhauer will present to members of the Premier Realty Group.

If you'd like more information about the Premier Realty Group, please visit their website at <https://www.premierrealtygroup.com/>.

Event Information

Event Date	September 18, 2023
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New Homebuyer

Post It Notes



MARTIN COUNTY
PROPERTY APPRAISER
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CONGRATULATIONS!

YOUR NEXT STEPS

Scan the QR Codes with your mobile device for quick access.



File for Homestead Exemption & Portability



Review New Homebuyer Timeline Handout



Estimate Your Property Taxes



Sign Up for Monthly Information



"We VALUE Martin!"

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

New Handouts

Martin County Property Appraiser
Jenny Fields, CFA
Phone: 772-288-5608
Email: info@pa.martin.fl.us
Website: www.pa.martin.fl.us

How Millage Rates Affect Your Taxes

On August 17th, the Notice of Proposed Property Taxes (Also referred to as TRIM Notices) were mailed to Martin County property owners. The acronym TRIM stands for "Truth in Millage." The following illustration explains your TRIM Notice and how local government budget and millage decisions impact your individual property taxes. Please follow the illustration below and scan the QR code to watch this educational video.

	PRIOR YEAR (2022)	CURRENT YEAR (2023)
PROPERTY APPRAISER ASSESSED VALUE	\$28,168,620,707	\$31,684,549,581 (+12.48% increase)
MILLAGE RATES	5.0000	4.4452
REVENUE (TAXES)	\$140,843,104	\$140,843,104

WHY DOES YOUR NOTICE WOULD LOOK LIKE

PROVIDER YEAR	YOUR PROPERTY ASSESSED VALUE	YOUR CURRENT YEAR MILLAGE RATE	YOUR CURRENT YEAR TAXES
2022	295,000	5.0000	\$1,475
2023	331,816	4.4452	\$1,475

WHY DOES YOUR TAXES WOULD LOOK LIKE

PROVIDER YEAR	YOUR PROPERTY ASSESSED VALUE	YOUR CURRENT YEAR MILLAGE RATE	YOUR CURRENT YEAR TAXES
2022	4,314	\$1,517	
2023	4,887	\$1,622	
2023	10,000	\$3,316	

Key Information:
 - The rate of Florida annually calculates a maximum millage rate using the change in per capita Florida personal income (2022 = +2.84%). The taxing Authorities request rates on base of the maximum millage rate. The illustration below is for conceptual purposes only and do not impact on millage rates or rates.
 - Requires Majorities: Up to 4.5215 (12.84%)
 - Requires Unanimous Vote: Up to 4.8887 (13.92%)
 - Requires Unanimous Vote: Up to 10.0000 (Over 10%)
 - Revenue goes up as tax rate goes up

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BILL OF RIGHTS

The **Taxpayer's Bill of Rights** was created by the Florida Legislature in the year 2000 to guarantee rights to taxpayers with regard to property taxes and assessments.

The **Property Owner's Bill of Rights** was created in 2013 to identify certain existing rights afforded to the owners of real property in the State of Florida.

Taxpayer's Bill of Rights
The County Property Appraiser determines the value of property for tax purposes. The Property Appraiser does not determine the amount of taxes you owe. The taxes may increase or decrease depending on the tax millage rates set by the taxing authorities.

Ad Valorem Property Tax
Taxes based on value are called "ad valorem" taxes. Most city and county property taxes fall into this category. Your ad valorem, or property, tax bill is the result of the coordinated efforts of your elected county officials and Taxing Authorities.

Property Value x **Millage Rate** = **Tax Bill**

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

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

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PROPERTY DAMAGE INFORMATION

How Does a Calamity Affect My Property Taxes?

What is a Calamity?
A calamity occurs when your home is physically damaged or destroyed by an event beyond your control. This applies to both homesteaded and non-homesteaded property. This does not include damaged caused directly or indirectly by the property owner with the intent to damage or destroy the improvement.

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.

Important: Certain restrictions apply for all scenarios, so please visit the Property Damage Information page under the "Tools & Resources" section of our website at www.pa.martin.fl.us to learn more.

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MARRIED? DIVORCED? WIDOWED?

If you got married, divorced, or are newly widowed, please contact our Office to avoid losing your homestead exemption!

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 Judgement 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.
 • A divorce can affect the amount of your homestead exemption as well as who benefits from the accumulated Save-Our-Homes benefit, also known as portability.
 • Please contact our Office if you anticipate a divorce so that all parties may understand the different scenarios and portability calculation consequences.

WIDOWED?
 • If you currently benefit from homestead exemption and have become 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 need to be removed.

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New Educational Videos



[How Millage Rates Affect Your Taxes](#)



[Proposed Housing Developments](#)



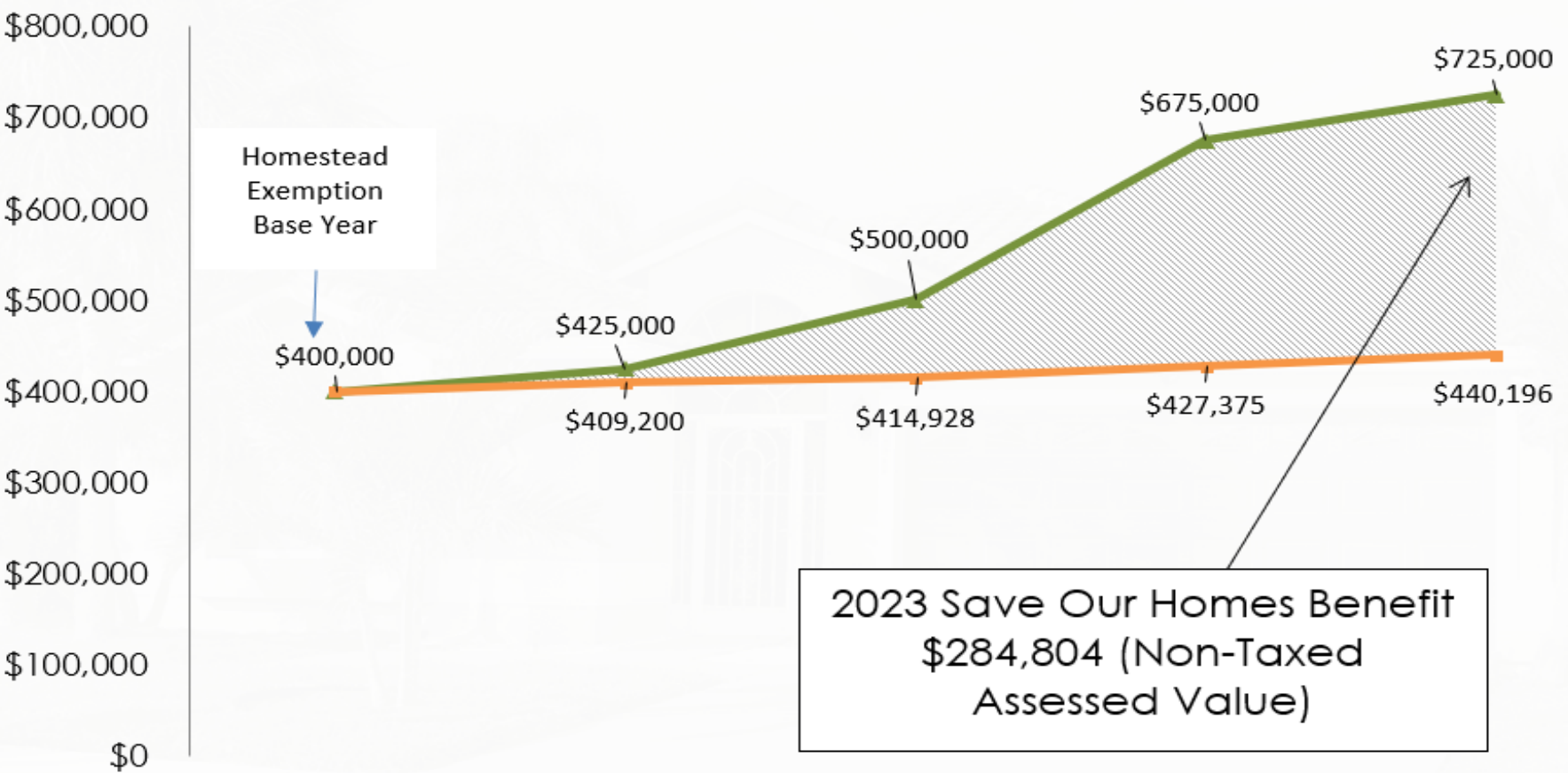
[Calamity Refund of Taxes](#)



Save Our Homes & Portability

SAVE OUR HOMES BENEFIT

Market Value to Assessed Value Spread



2023 Save Our Homes Benefit
\$284,804 (Non-Taxed Assessed Value)

- 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.
- This limitation applies only to property value, not property taxes.
- Does not include new construction such as a new swimming pool

Cap %
 Save Our Homes Benefit Total Market Value Total Assessed Value

SAVE OUR HOMES BENEFIT

Why are my taxes higher than my neighbors when we have the exact same house?

My Home



Market Value: Same Value
Year Built: Same Year Built
Purchased: Last Year
Taxes: \$3,910

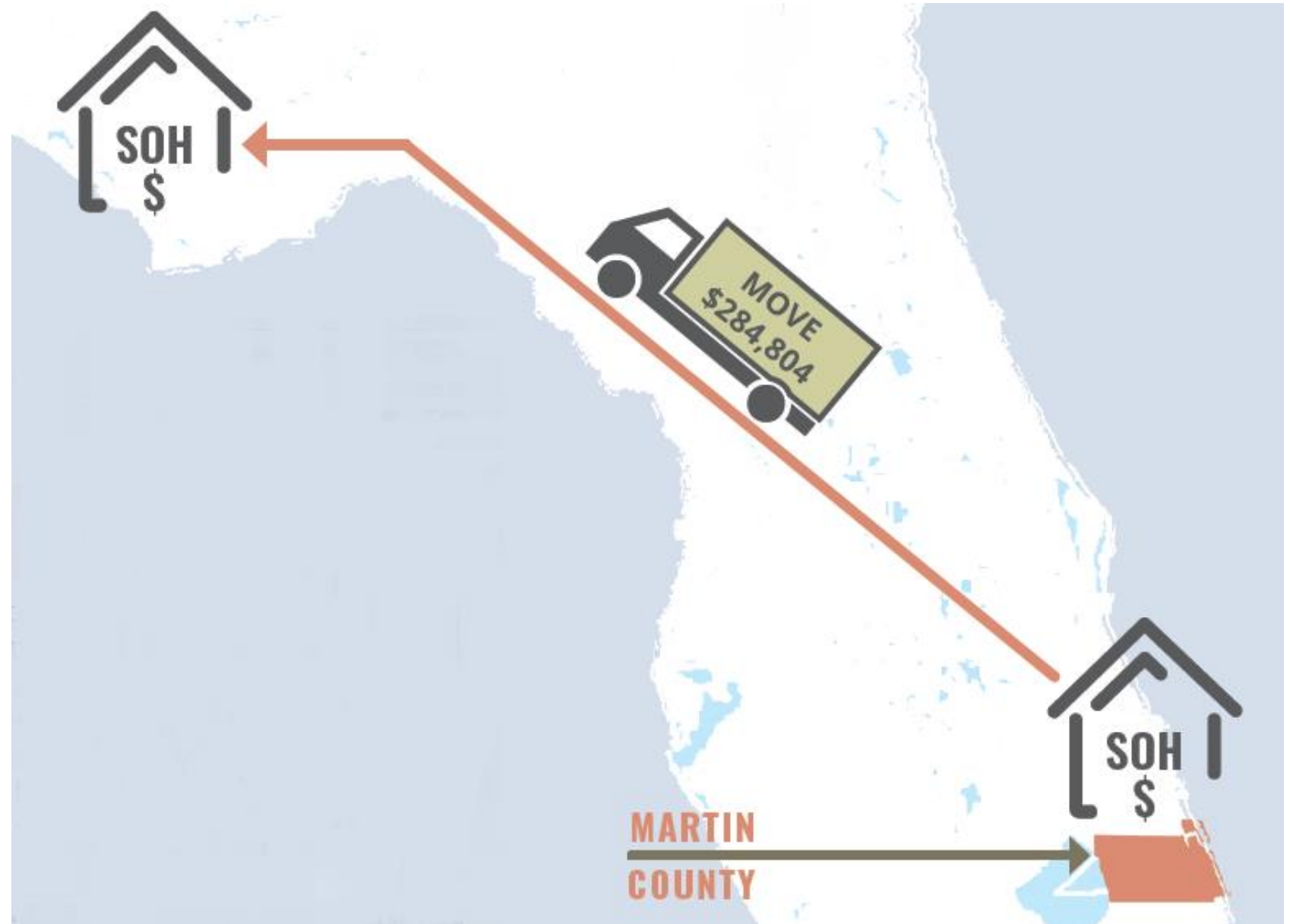
My Neighbor's Home



Market Value: Same Value
Year Built: Same Year Built
Purchased: 10 Years Ago
Taxes: \$2,940

PORTABILITY OF SAVE OUR HOMES

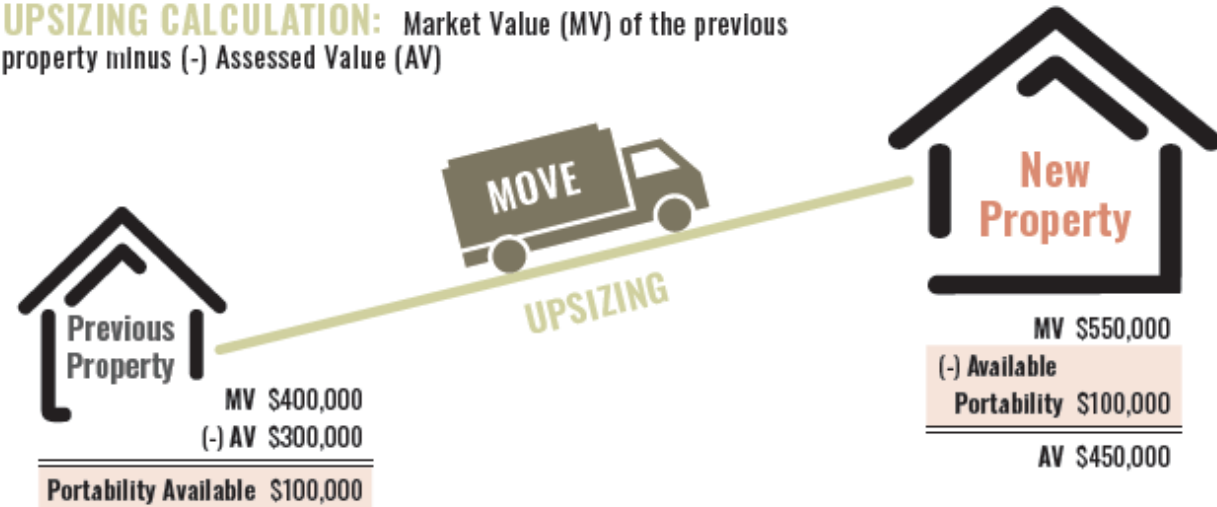
- While your homestead exemption is not transferable, you can “move” the accumulated SOH benefit from one homestead to another homestead, anywhere in Florida.
- You have from January 1st of the year you move, until January 1st three years later, to re-apply for homestead and retain the SOH benefit.



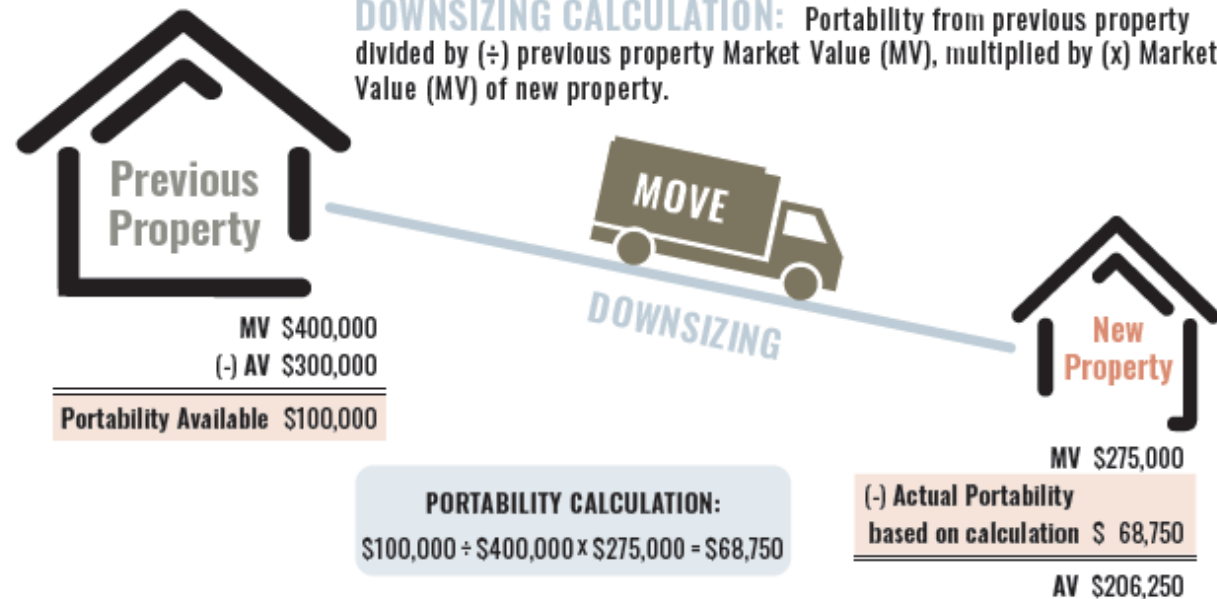
UPSIZE VS DOWNSIZE

- 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.





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Married, Divorced or Widowed



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



Treasure Coast Real Estate Date (2023 Certified Tax Rolls)

TREASURE COAST REAL ESTATE DATA 2022

MARTIN

INDIAN RIVER

ST. LUCIE

162,006

Total Population

543.7

Sq. Miles

96,454

Real Property Parcels

11,111

Personal Property
Records

167,352

Total Population

502.8

Sq. Miles

93,799

Real Property Parcels

10,329

Personal Property
Records

358,704

Total Population

571.7

Sq. Miles

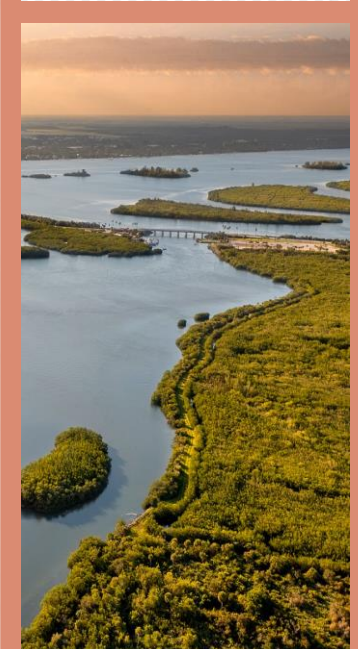
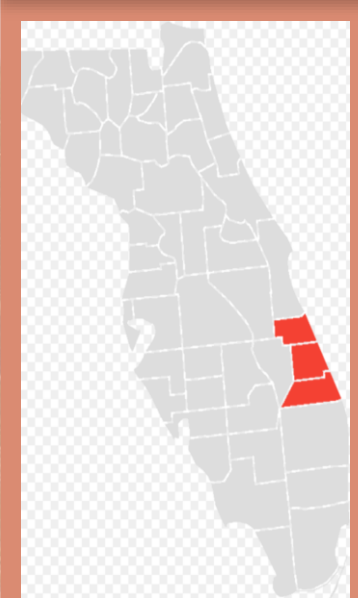
183,465

Real Property Parcels

14,408

Personal Property
Records

TREASURE COAST REAL ESTATE DATA 2022



Parcel Counts	MARTIN	INDIAN RIVER	ST. LUCIE
Total Real Property	96,454	93,799	183,465
Total Residential	74,641	85,335	165,391
Single Family	50,490	58,042	118,740
Condominiums	15,007	15,037	14,619
Mhome/Coop/Misc	4,763	2,661	7,317
Vacant	4,381	9,595	24,715
Multi Family	1,138	790	1,587
Commercial/Industrial	3,494	3,354	5,667
Agricultural	2,043	1,903	2,499
Inst./Gov't/Misc.	8,708	2,282	7,179
Vacant Acreage	6,416	139	1,124

TREASURE COAST REAL ESTATE DATA 2022

MARTIN

INDIAN RIVER

ST. LUCIE

53.4B

Total Market
Value

19.35%

22-23 Percent
Increase

45.7B

Total Market
Value

21.84%

22-23 Percent
Increase

66.2B

Total Market
Value

18.58%

22-23 Percent
Increase

31.6B

Total Taxable Value

12.48%

22-23 Percent
Increase

26.5B

Total Taxable Value

13.51%

22-23 Percent
Increase

35.4B

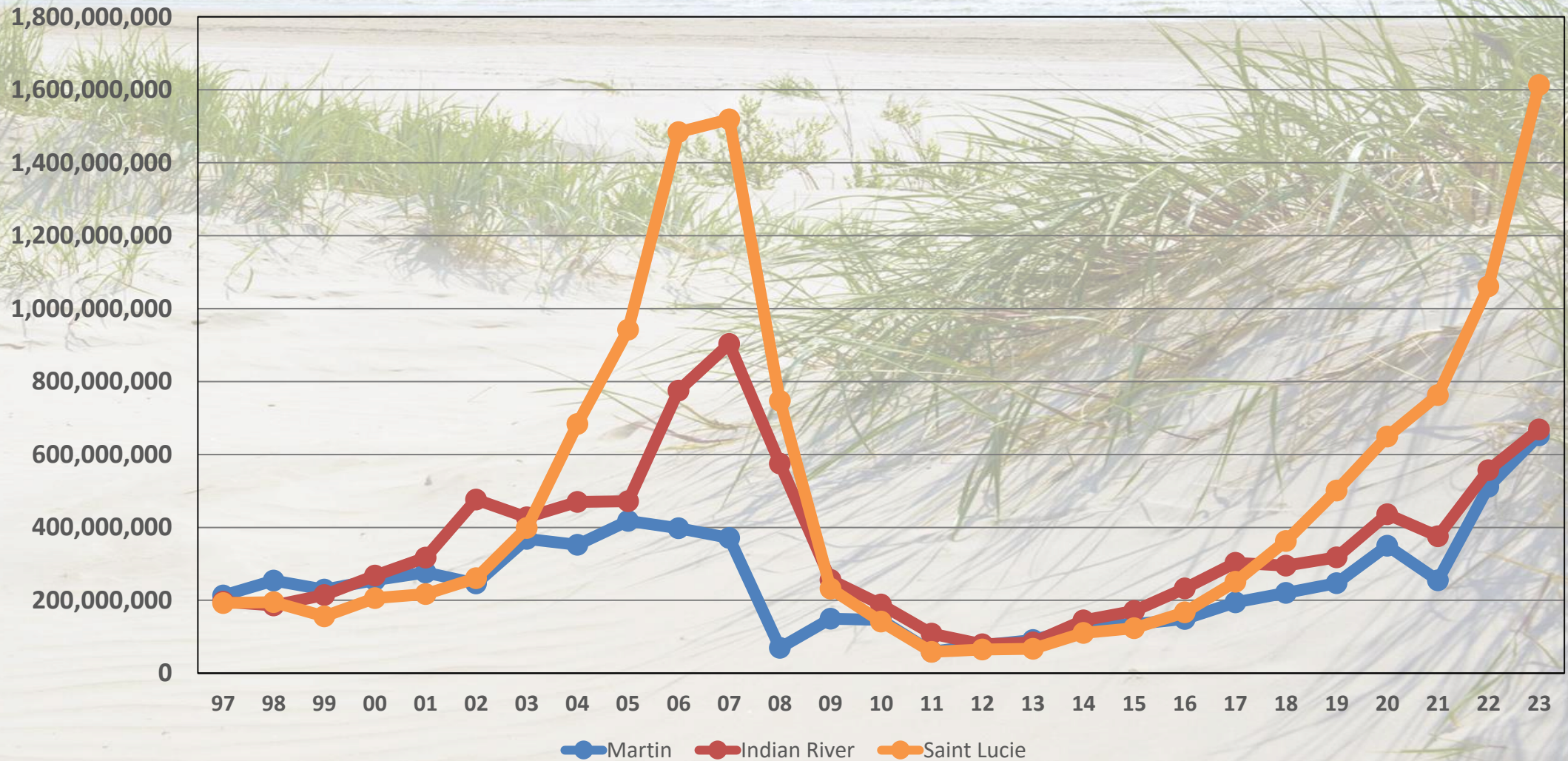
Total Taxable Value

17.67%

22-23 Percent
Increase

TREASURE COAST REAL ESTATE DATA

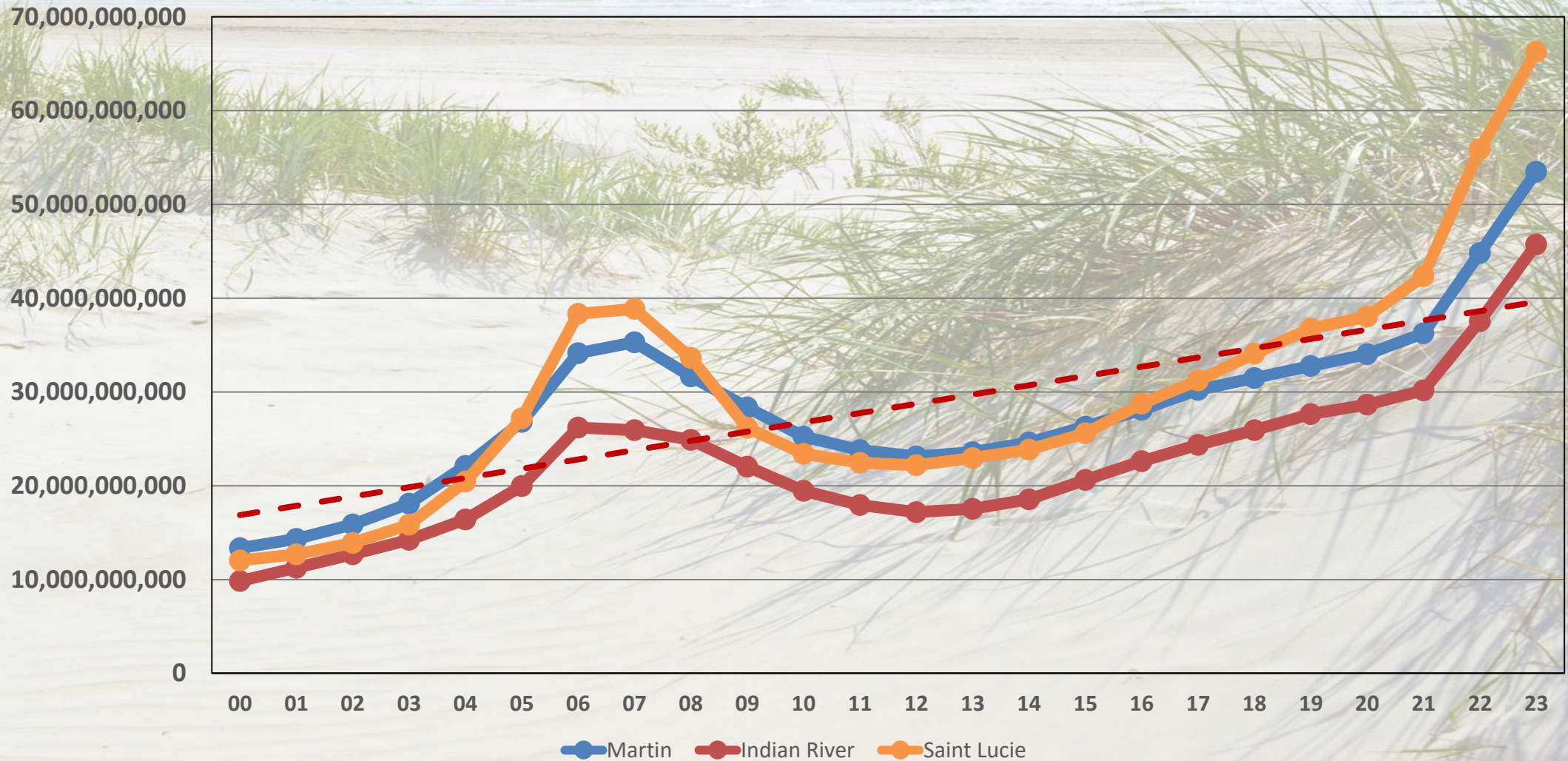
Historical 25 Year New Construction Trends



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 22 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)



Interesting Properties & Sales

TOP TOTAL **FINISHED AREA**

1.	29,524	462 SOUTH BEACH RD, JUPITER ISLAND
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462 SOUTH BEACH RD



TOP TOTAL **FINISHED AREA**

1.	29,524	462 SOUTH BEACH RD, JUPITER ISLAND
2.	25,023	215 SOUTH BEACH RD, JUPITER ISLAND



215 SOUTH BEACH RD



TOP TOTAL **FINISHED AREA**

1.	29,524	462 SOUTH BEACH RD, JUPITER ISLAND
2.	25,023	215 SOUTH BEACH RD, JUPITER ISLAND
3.	24,852	4545 NE OCEAN BLVD, JENSEN BEACH



4545 NE OCEAN BLVD



TOP TOTAL FINISHED AREA

1.	29,524	462 SOUTH BEACH RD, JUPITER ISLAND
2.	25,023	215 SOUTH BEACH RD, JUPITER ISLAND
3.	24,852	4545 NE OCEAN BLVD, JENSEN BEACH



TOP SINGLE FAMILY SALES

1. \$55,095,000

382 SOUTH BEACH RD, JUPITER ISLAND

382 SOUTH BEACH RD



TOP SINGLE FAMILY SALES

1. \$55,095,000

382 SOUTH BEACH RD, JUPITER ISLAND

2. \$38,000,000

440 SOUTH BEACH RD, JUPITER ISLAND



440 SOUTH BEACH RD



TOP SINGLE FAMILY SALES

1. \$55,095,000

382 SOUTH BEACH RD, JUPITER ISLAND

2. \$38,000,000

440 SOUTH BEACH RD, JUPITER ISLAND

3. \$34,650,000

609 SOUTH BEACH RD, JUPITER ISLAND



609 SOUTH BEACH RD



TOP SINGLE FAMILY SALES

1. \$55,095,000

382 SOUTH BEACH RD, JUPITER ISLAND

2. \$38,000,000

440 SOUTH BEACH RD, JUPITER ISLAND

3. \$34,650,000

609 SOUTH BEACH RD, JUPITER ISLAND





Sewall's Point Sale Data

MARTIN COUNTY PROPERTY APPRAISER

Martin County Property Appraiser Sewall's Point

Interior Sales

2021 Sales	
All Sales	
Sale Count	57
Median SP	\$810,000
Median PPSF	\$297.62
Average SP	\$874,875
Average PPSF	\$306.86

2022 Sales			
	North Sewall's Point	South Sewall's Point	All Sales
Sale Count	7	25	32
Median SP	\$857,500	\$1,085,000	\$1,017,500
Median PPSF	\$308.36	\$407.67	\$393.41
Average SP	\$1,036,786	\$1,146,031	\$1,122,134
Average PPSF	\$335.32	\$410.59	\$394.12

Waterfront Sales

2021 Sales	
All Sales	
Count	25
Median SP	\$2,330,000
Median PPSF	\$565.39
Average SP	\$2,661,992
Average PPSF	\$643.96

2022 Sales			
	St Lucie/High Point	Indian River	All Sales
Count	4	13	17
Median SP	\$4,862,500	\$2,500,000	\$2,800,000
Median PPSF	\$700.17	\$737.46	\$735.73
Average SP	\$5,006,250	\$3,001,154	\$3,472,941
Average PPSF	\$630.59	\$791.50	\$753.64

Waterfront Rates

St Lucie River	
	Base Rate
Plantations/Castle	\$15,000
Indialucie	\$14,000
A1A to High Point	\$14,000
High Point (West)	\$17,000

Indian River	
	Base Rate
Dolphin to A1A	\$10,500
A1A to Archipelago	\$12,000
Arch/HP Isle(River)	\$16,500
High Point(S/E)	\$16,500
High Point Canal	\$11,000

*Adjustments to these base rates are made for configuration, size, depth, economies of scale, etc.

Sewall's Point



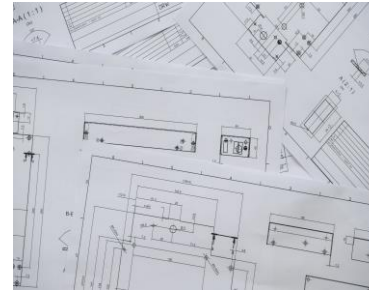
New Construction & Development

NEW CONSTRUCTION

2023 New Construction	
Single Family	582
Living SQFT (Single Family)	1,500,185
Pools	435
Pools (Surface Area)	207,074
Boatlifts	144
Docks SQFT	69,716



	Issued Year		
	2020	2021	2022
Permits issued	18,515	19,351	20,420



	Tax Roll Year		
	2021	2022	2023
Total New Construction Value	\$297	\$547	\$645

Single-Family

-Highpointe (313 SF)



-Preserve at Park Trace (114 SF)



-Cove Royale (117 SF)



-Willow Pointe (65 SF)



-The Oaks (24 SF)



-Magnolia Ridge (28 SF)



-Sabal Pointe (68 SF)



-Willoughby Townhomes (117 SF)



Multi-Family

-Bridgeview (Aka Indigo) (212 Units)



-The Reserve (197 Units)



-Volaris (270 Units)



-River North (Aka Savannah Place) (280 Units)



-Central Parkway Lofts (172 Units)



-Sailfish Cove (Condo 30-Res/8-Comm)

