



NOTICE OF PROPOSED PROPERTY TAXES
 MARTIN COUNTY PROPERTY APPRAISER
 JENNY FIELDS, CFA
 3473 SE WILLOUGHBY BLVD., SUITE 101
 STUART, FL 34954

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 34957

Legal Description
 THAT PART OF SAMPLE DRIVE HOMESTEAD LOT 123 BLK 4



TAXING AUTHORITY	YOUR FINAL TAX RATE AND TAXES IN PRIOR YEAR			CURRENT YEAR		YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IN RATE		YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IN RATE	
	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	
School Board (By-Stat) Local Board By-Stat Law	113,540	2.1480	2438.01	113,479	2.6331	2988.01	2.7480	3123.54	
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 1 tax	88,540	0.1102	9.75	90,479	0.1146	10.37	0.1102	9.79	
Everglades Const.	88,540	0.0380	3.36	90,479	0.0365	3.30	0.0380	3.44	
Florida Island Navigation Dist.	88,540	0.0320	2.83	90,479	0.0306	2.77	0.0320	2.90	
TOTAL			1,797.86			1,672.28		1,742.18	

PRIOR YEAR	PROPERTY APPRAISER VALUE INFORMATION	
	MARKET VALUE	ASSESSED VALUE
PRIOR YEAR	157,620	138,540
CURRENT YEAR	191,240	140,479

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE	CURRENT VALUE
SAVE OUR HOMES BENEFIT	ALL TAXES	19,080	50,781
NON-HOMESTEAD 1% CAP BENEFIT	NON-SCHOOL TAXES	0	0
AGRI-CULTURAL 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

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

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

MARTIN COUNTY PROPERTY APPRAISER
 Jenny Fields, CFA

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

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.

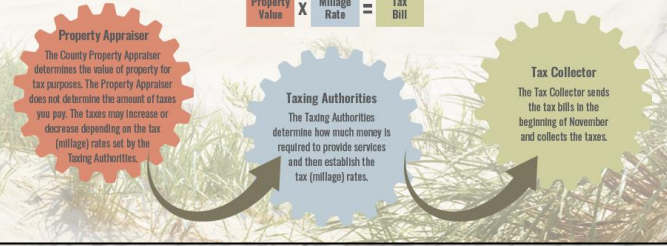
Market values overall in Martin County increased 6.4% to \$56.9 billion. This includes the appreciation in property values based on 2023 market data along with increases from new construction of residential, commercial, and industrial buildings. The preliminary taxable and market values by taxing district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

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



TRuth In Millage

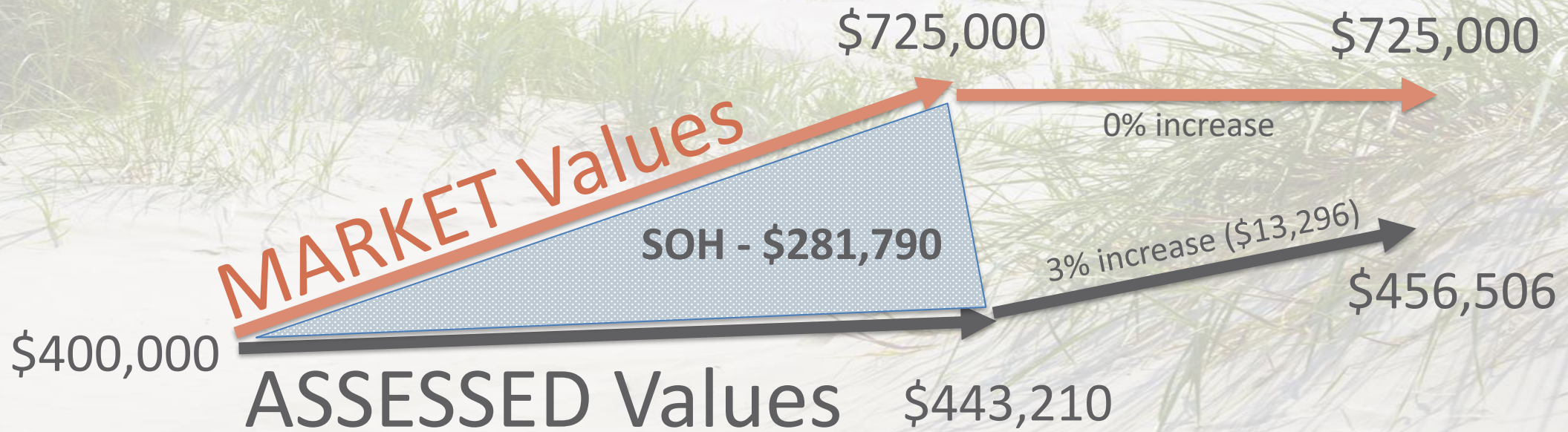
2024 PRELIMINARY VALUES

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



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%



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.

2024 PUBLIC BUDGET HEARINGS



Board of County Commissioners

9/10/2024 5:05pm
Martin County Administrative Center
2401 S.E. Monterey Rd., Stuart, FL 34996
(772-436-2868)



Martin County School District

9/17/2024 5:05pm
1939 SE Federal Highway
Stuart, FL 34994
(772-219-1200 x30273)



City of Stuart

9/09/2024 5:15pm
City Hall, 121 SW Flagler Avenue
Stuart, FL 34994
(772-288-5310)



Town of Sewall's Point

9/09/2024 6:00pm
Town Hall Commission Chambers
1 South Sewall's Point Road
Sewall's Point, FL 34996
(772-287-2455 x22)



Town of Jupiter Island

9/09/2024 5:01pm
2 Bridge Road
Hobe Sound, FL 33455
(772-545-0100)



Village of Indiantown

9/12/2024 6:00pm
15516 SW Osceola Street, Suite C
Indiantown, FL 34956
(772-597-8282)



Town of Ocean Breeze

9/11/2024 6:00pm
Ocean Breeze Resort Clubhouse
700 NE Seabreeze Way
Ocean Breeze, FL 34958
(772-334-6826)



Children's Services Council of Martin County

9/09/2024 5:10pm
101 SE Central Parkway
Stuart, FL 34994
(772-288-5758)

F.I.N.D. Florida Inland Navigation District

9/5/2024 5:05pm
F. Langford Pavilion
1707 NE Indian River Drive
Jensen Beach, FL 34957
(561-627-3386)



South Florida Water Management District

9/12/2024 5:15pm
SFWMD Auditorium
3301 Gun Club Road, B-1 Bldg.
West Palm Beach, FL 33406
(561-686-8800)

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

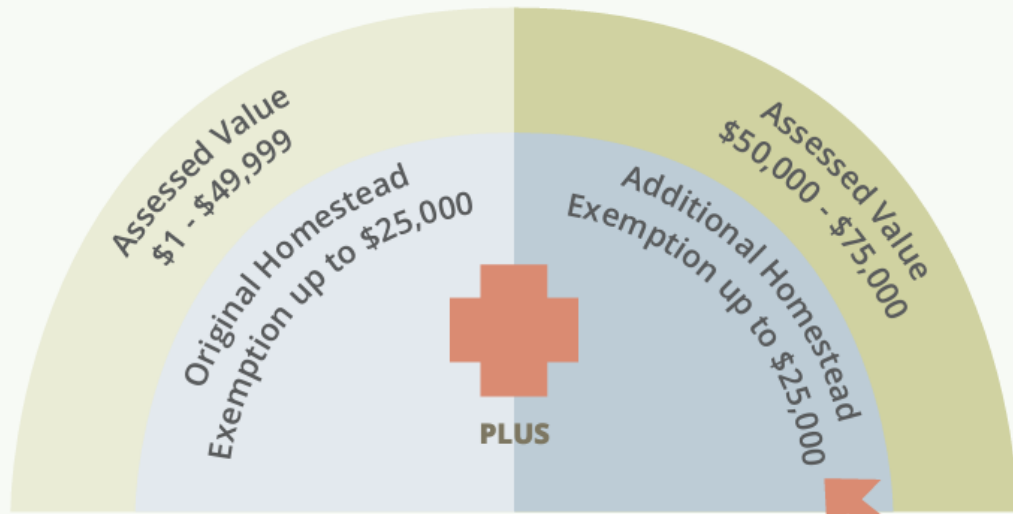


Amendment 5 Review

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

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

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 – 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**



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



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



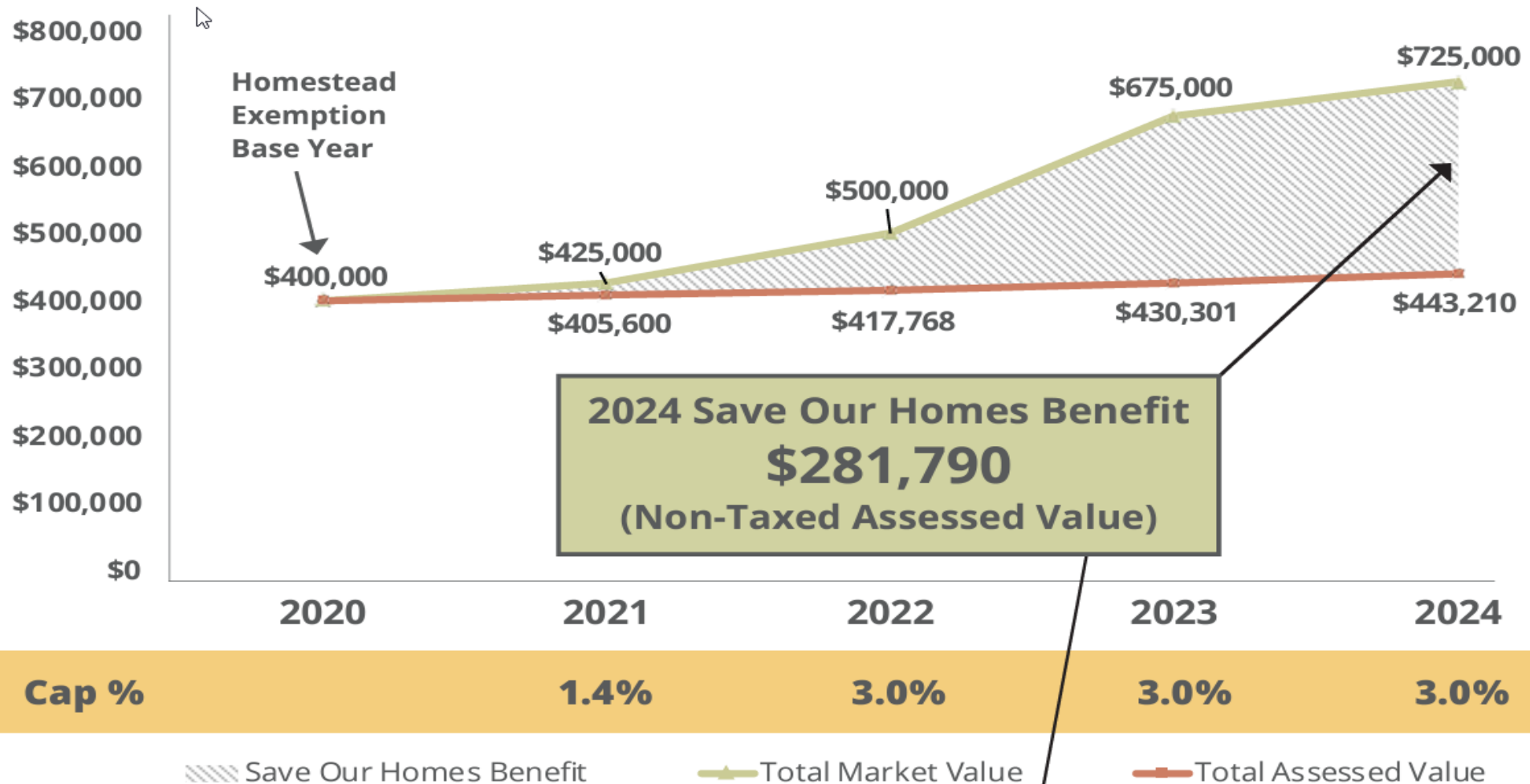
Market Value: \$725,000
Assessed Value: \$725,000

Taxes: \$11,515 (Yours)



SAVE OUR HOMES BENEFIT

Market Value to Assessed Value Spread



Cap %

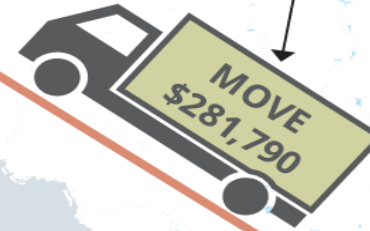
1.4%

3.0%

3.0%

3.0%

SAVE OUR HOMES BENEFIT



MARTIN
COUNTY

“PORTING” the SOH BENEFIT (AKA: Portability)

The homestead exemption is not transferable, but you can “move” the accumulated SOH benefit to a new home, 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, which will come off the market value of your new home. This is known as “portability.” Please contact our office for your actual upsize or downsize portability estimate or you can use the Property Tax Estimator tool available on our website.

Scan QR code to use *Property Tax Estimator*



EDUCATION & OUTREACH IMPACT

- Annual Presentations & Educational Sessions
- Education Videos
- New Annual Homebuyer Large Cap Reset Mailing
- Monthly Publications with Educational Content
- Printable Handouts Covering Various Topics

Annual Trim Correspondence	2 Week Window after Mailing		Decrease	
	2023	2024		
Trim Mailing - Customer Tracking (Phone Calls, Emails, Letters, Walk-In's, & Web-Chats)	1,208	868	-340	-28%