



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 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
Site 123 NE SAMPLE DRIVE

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

Owners JOHN SMITH
JANE SMITH
123 NE SAMPLE DRIVE
STUART, FL 34957

TAXING AUTHORITY	PRIOR YEAR			CURRENT YEAR			THIS YEAR IF NO BUDGET CHANGE IN RATE		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	COLUMN 9 RATE	COLUMN 10 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	10.4436	944.92
School Board By Local Board By State Law	113,540	2.1480	312.01	115,479	2.6331	304.07	2.7480	312.34	2.7480	312.34
Children Services Council	88,540	0.3618	32.03	90,479	0.3472	31.41	0.3618	32.34	0.3618	32.34
South Florida Water Mgmt. Dist. Basin 1 tax	88,540	0.1192	10.55	90,479	0.1146	10.37	0.1192	10.79	0.1192	10.79
District Tax Everglades Const.	88,540	0.1103	9.77	90,479	0.1061	9.60	0.1103	9.99	0.1103	9.99
Florida Island Navigation Dist.	88,540	0.0380	3.36	90,479	0.0365	3.30	0.0380	3.44	0.0380	3.44
TOTAL			1,797.86			1,672.28		1,742.18		1,742.18

PROPERTY APPRAISER VALUE INFORMATION	MARKET VALUE	ASSESSED VALUE
MARKET VALUE	157,620	138,540
ASSESSED VALUE	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
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) 288-5609 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

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

MARTIN COUNTY PROPERTY APPRAISER
Jenny Fields, CFA

(772) 288-5608
Call

www.pa.martin.fl.us
Live Chat

info@pa.martin.fl.us
Email

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.

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.

Property Value X Millage Rate = Tax Bill

TRuth In Millage

July

2024

August

2024

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

Certify the July 1st Preliminary Tax Roll

- Send Data Files to Florida Department of Revenue for audit & approval
- Send Taxable Values to All Taxing Authorities
- Post 2024 values to our website (www.pa.martin.fl.us)

Wednesday	Thursday	Friday	Saturday			
	1	2	3			
	8	9	10			
	15	16	17			
	22	23	24			
25	26	27	28	29	30	31
1	2	3	4	5	6	7

Market Value

What the Property Appraiser estimates your property value to be as of January 1, considering costs of sale.

Assessed Value

The market value after assessment reductions, limitations, or caps have been applied.

Taxable Value

The assessed value minus exemptions. The taxable value is half of the formula used to determine ad valorem property taxes.

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.

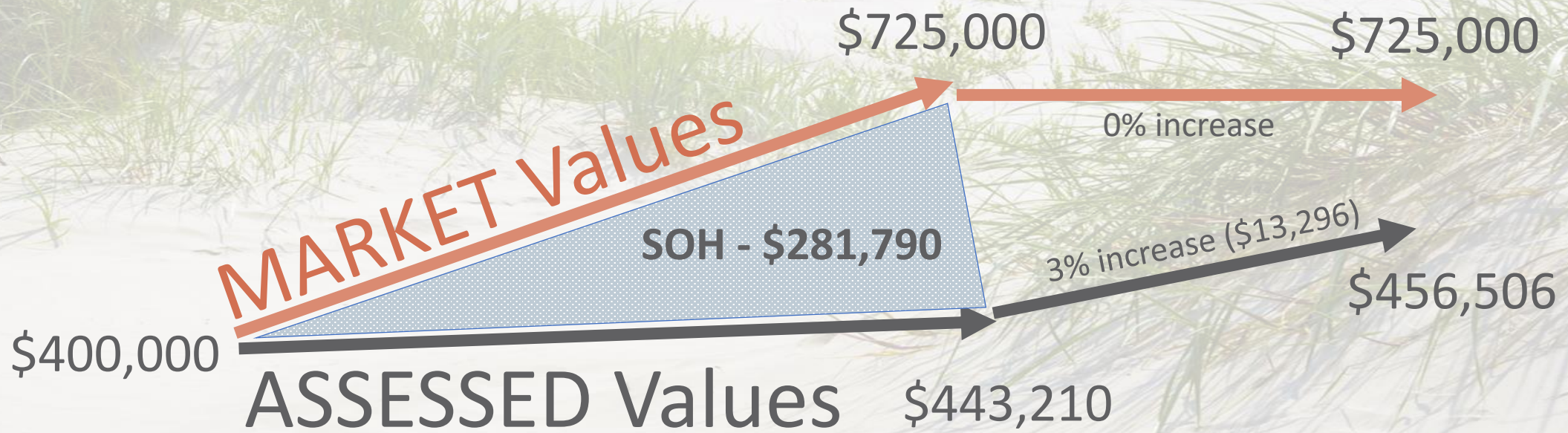
2024 PRELIMINARY VALUES

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)**

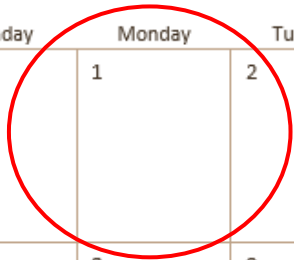
RECAPTURE RULE



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





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 MELLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MELLAGE
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.



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