



Martin County Property Appraiser
Jenny Fields, CFA





New Development

NEW DEVELOPMENT



Single-Family

-Highpointe (313 SF)



-Preserve at Park Trace (114 SF)



-Cove Royale (117 SF)



-Willow Pointe (65 SF)



-Sabal Pointe (68 SF)



-Edgewater Pointe (117 SF)



-Avila (169 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)



MARTIN COUNTY PROPERTY APPRAISER



\$534,990+

1,850 - 3,820 sqft
Single Family Home

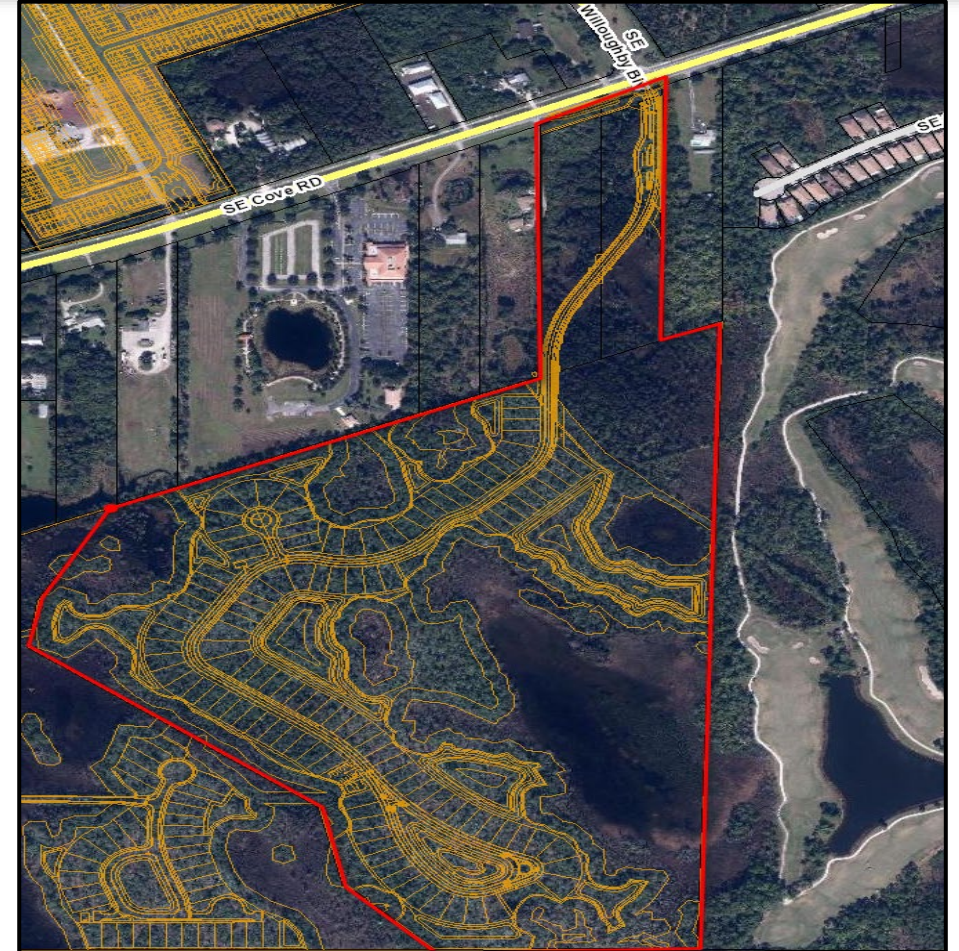
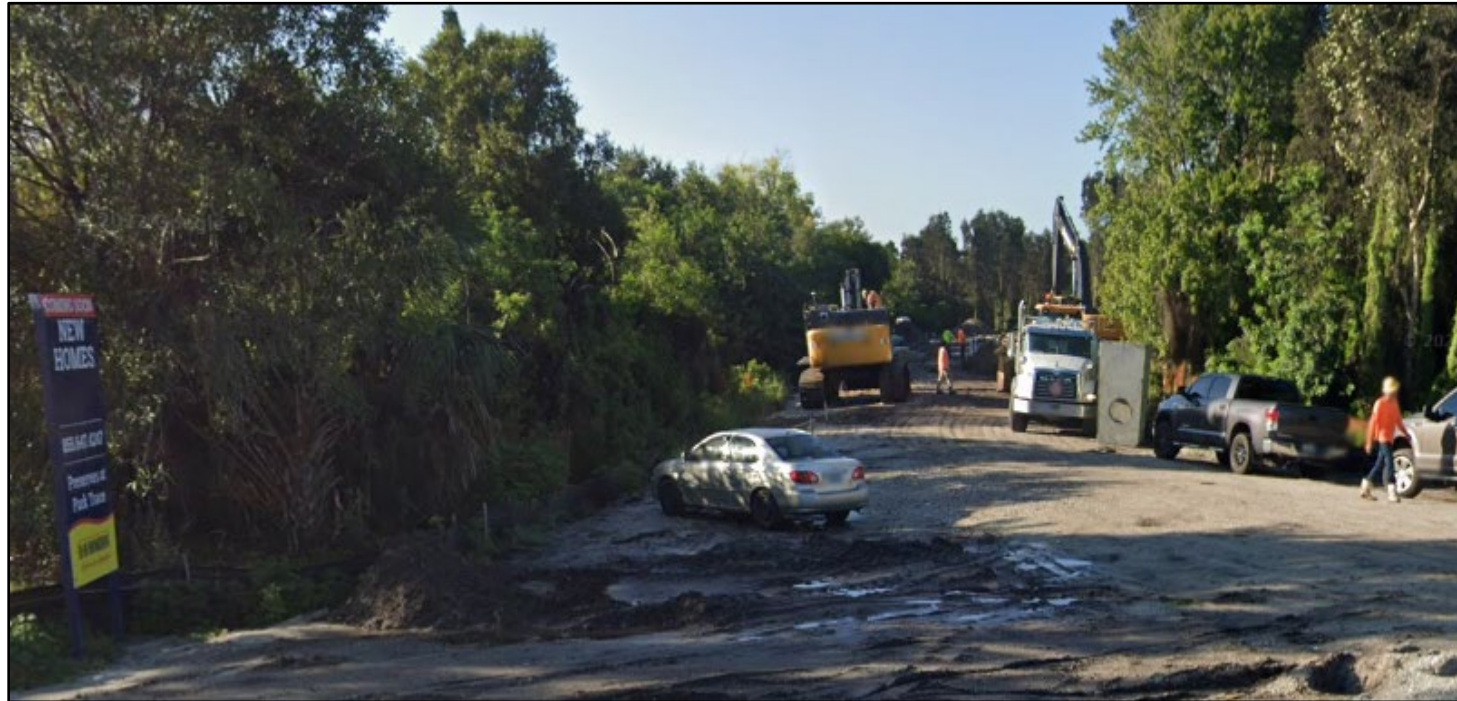


•313 Single Family



Highpointe

MARTIN COUNTY PROPERTY APPRAISER

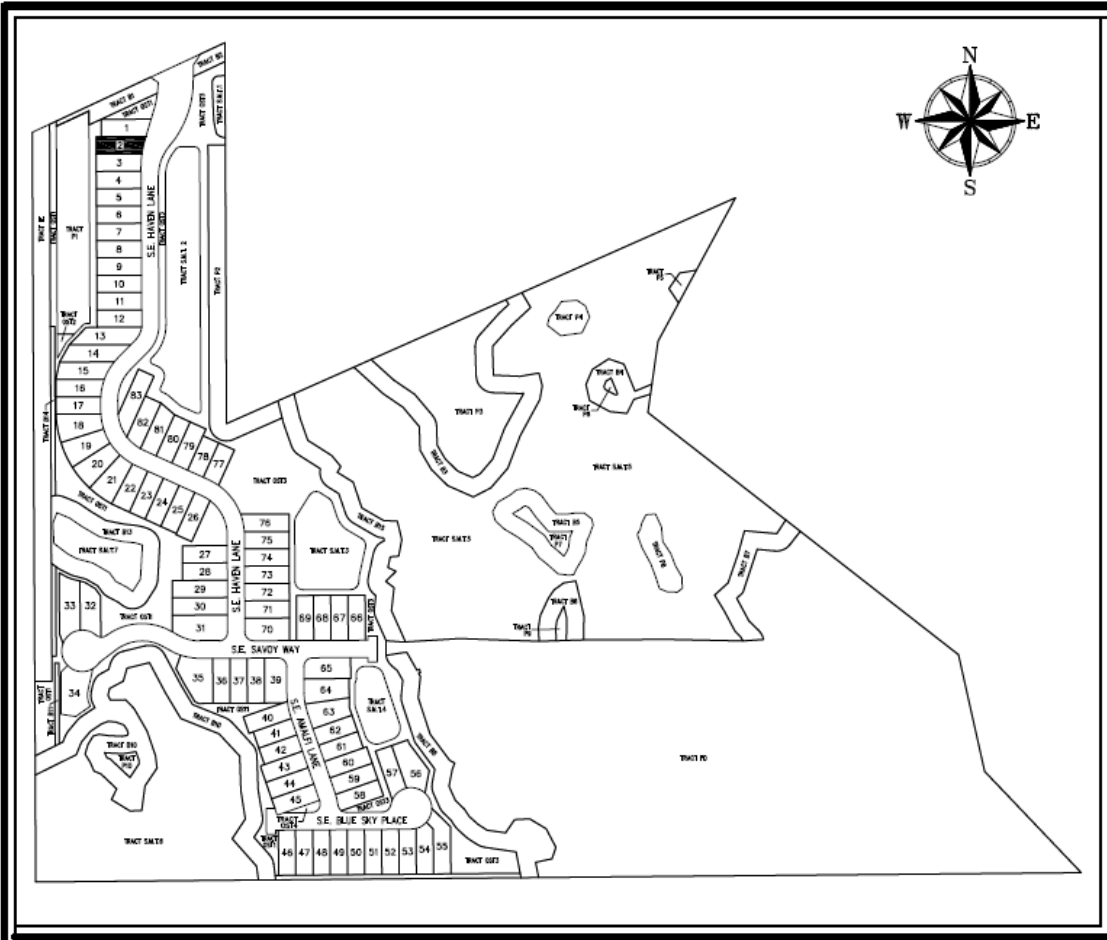


- 114 Single Family Detached
- Floorplans ranging 1,641-2,645
- 3-5 Bedroom, 2-3 Bathrooms
- Estimated Opening: TBD



The Preserves at Park Trace

MARTIN COUNTY PROPERTY APPRAISER



Cove Royale

MARTIN COUNTY PROPERTY APPRAISER

- 65 Single Family Detached
- Floorplans ranging 1,641-2,645
- 3-5 Bedroom, 2-3 Bathrooms
- Currently Selling From \$519,990

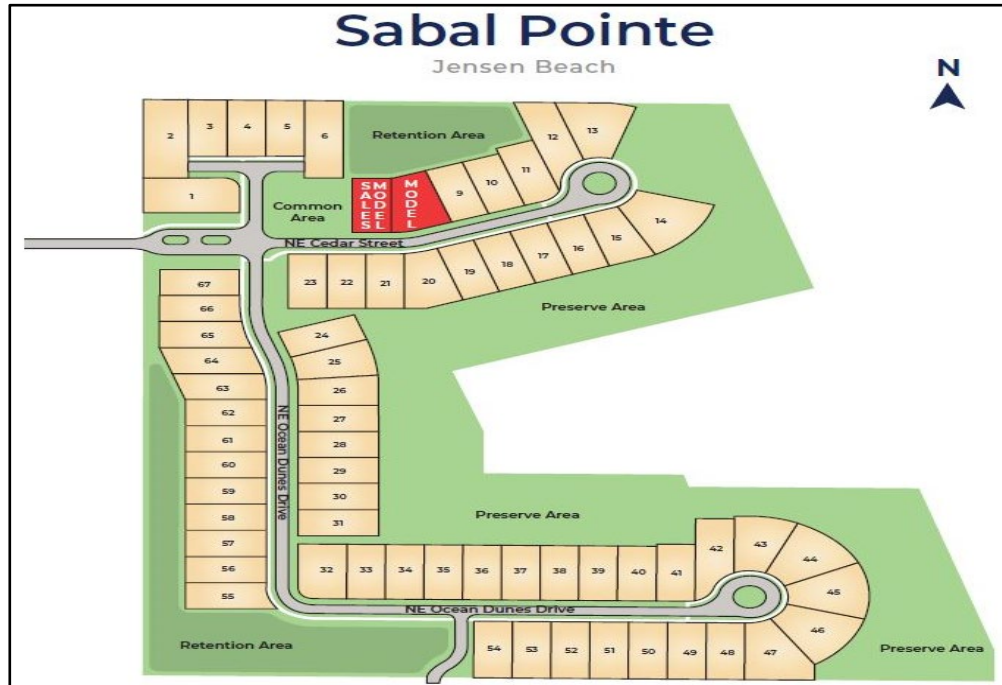


Willow Pointe

MARTIN COUNTY PROPERTY APPRAISER

- 68 Single Family Detached
- Floorplans ranging 1,672-2,645
- 3-5 Bedroom, 2-3.5 Bathrooms
- Estimated Opening: Now Selling

D·R·HORTON
America's Builder



Sabal Pointe

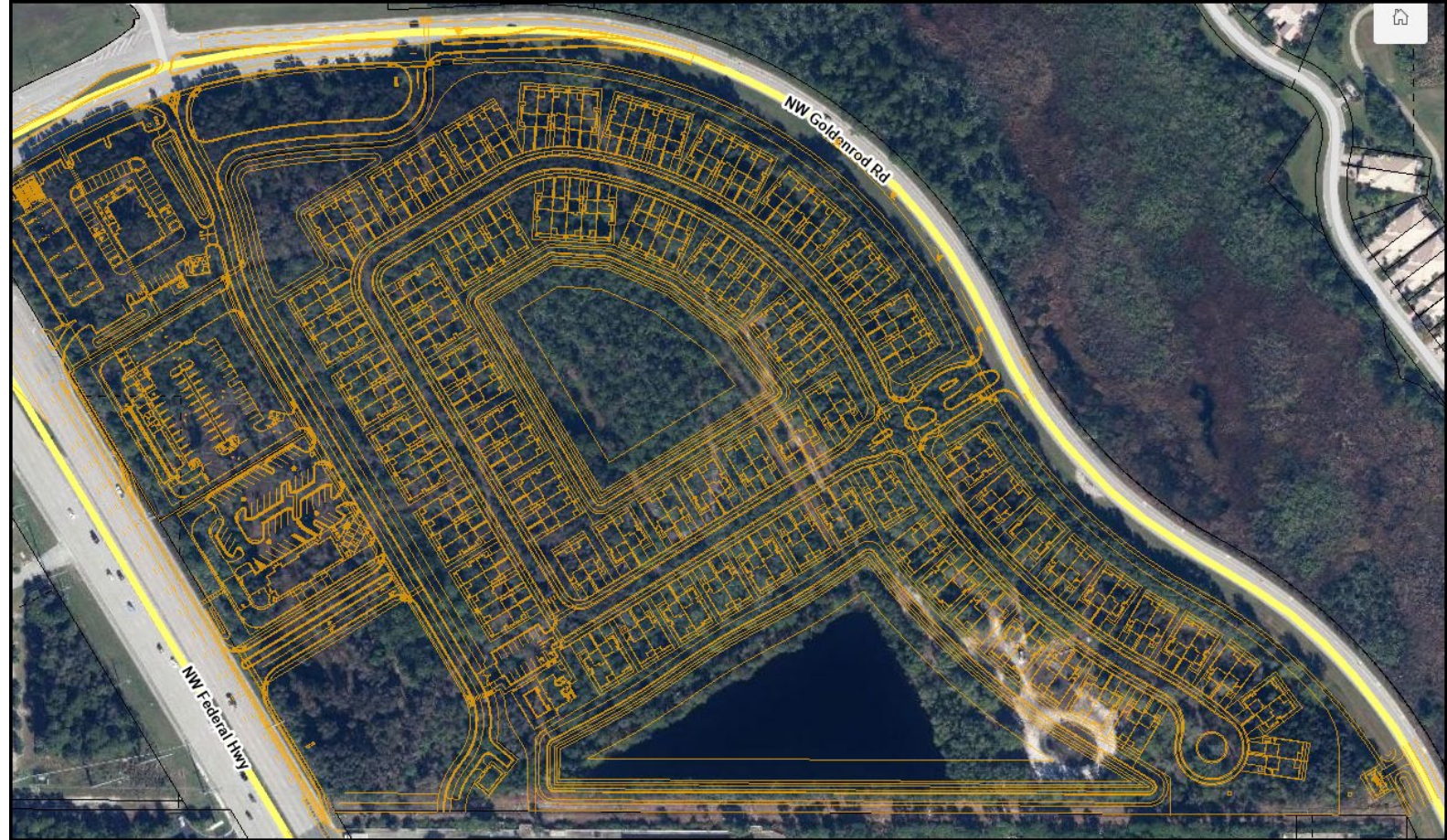
MARTIN COUNTY PROPERTY APPRAISER



Willoughby Townhomes (aka Edgewater Pointe)

MARTIN COUNTY PROPERTY APPRAISER

- 169 Townhomes
- Floorplans ranging 1,650-2,400
- 3-4 Bedroom, 2.5 Bathrooms
- Estimated Opening: Fall 2023
- Priced from \$400's



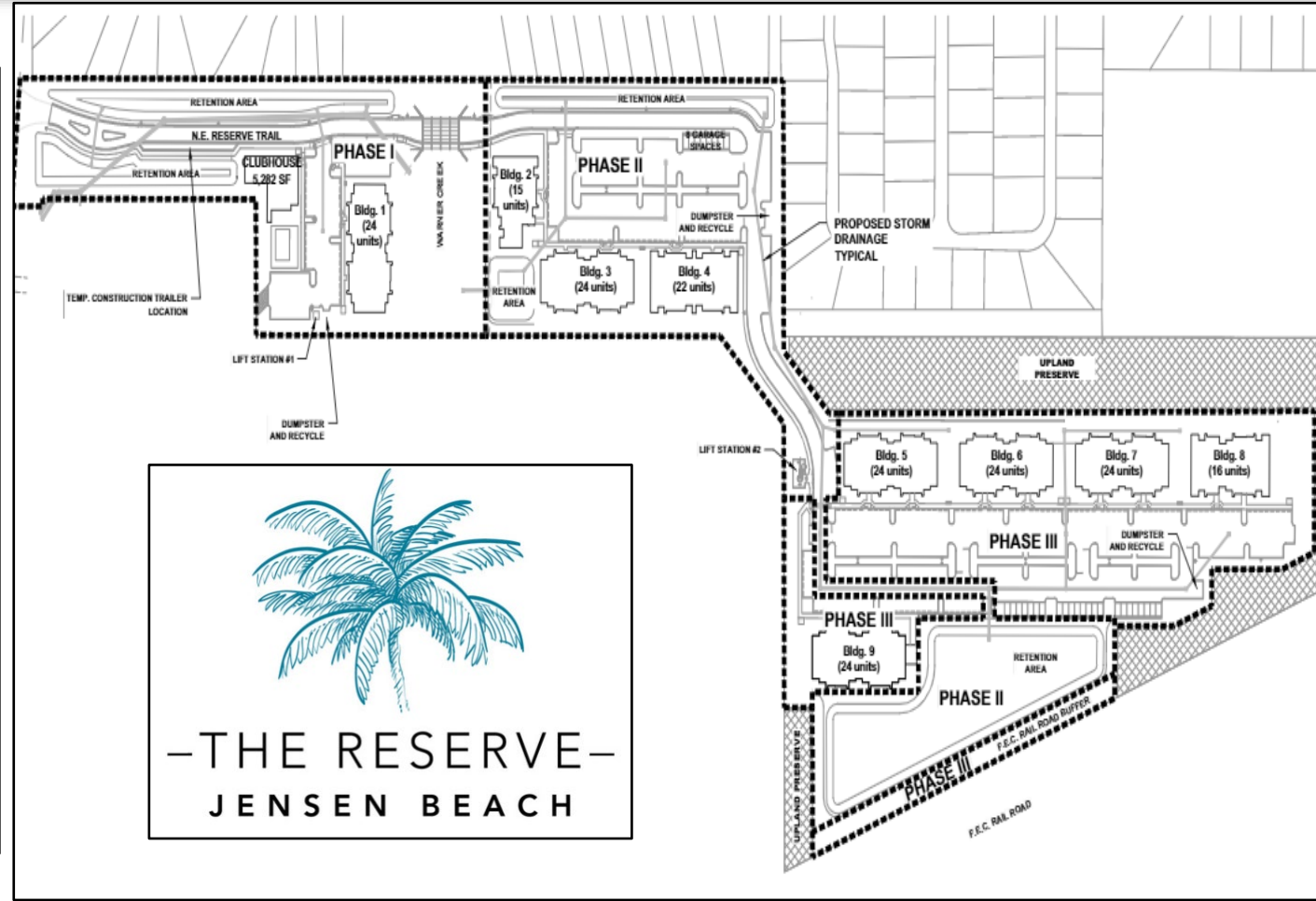
Avila

MARTIN COUNTY PROPERTY APPRAISER



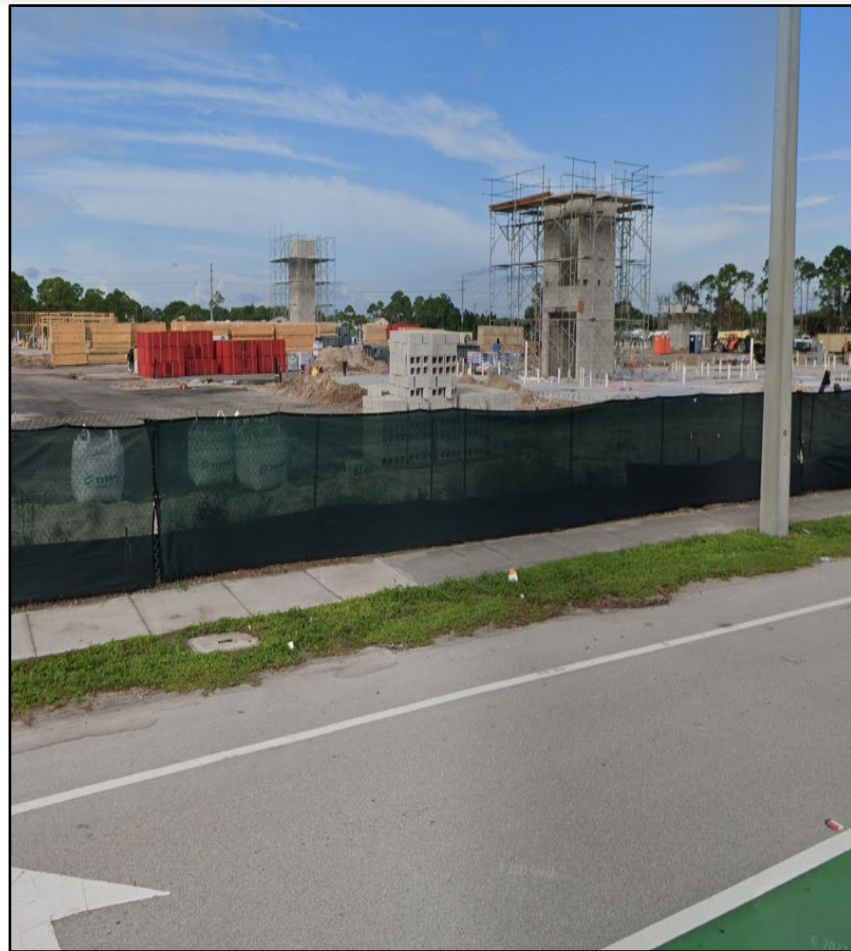
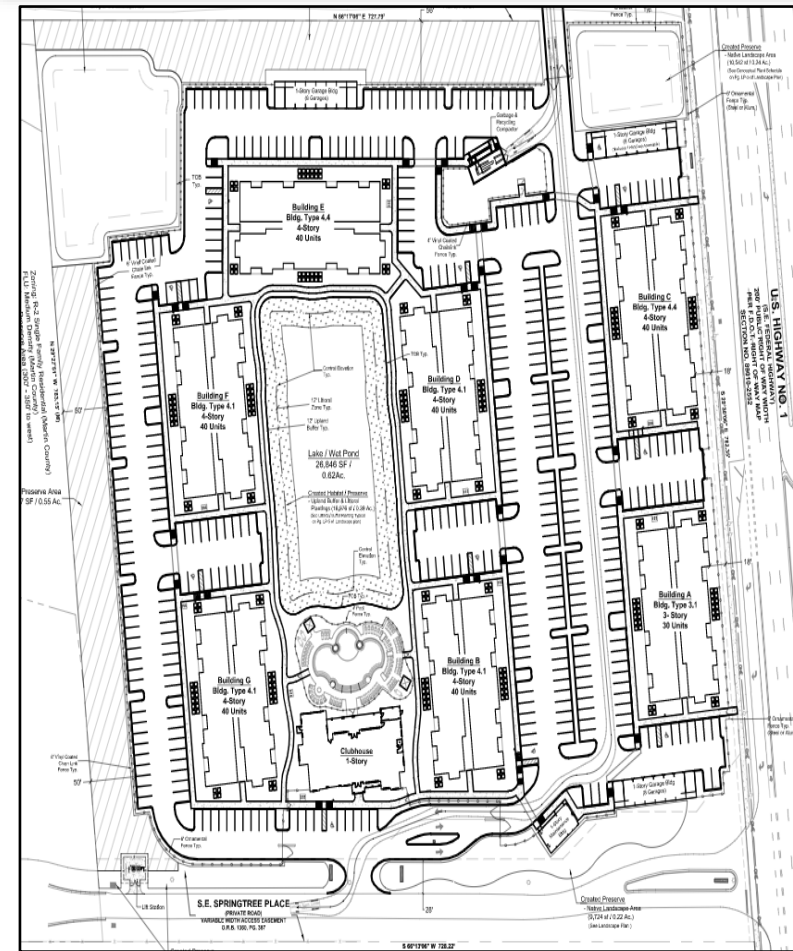
Indigo

MARTIN COUNTY PROPERTY APPRAISER



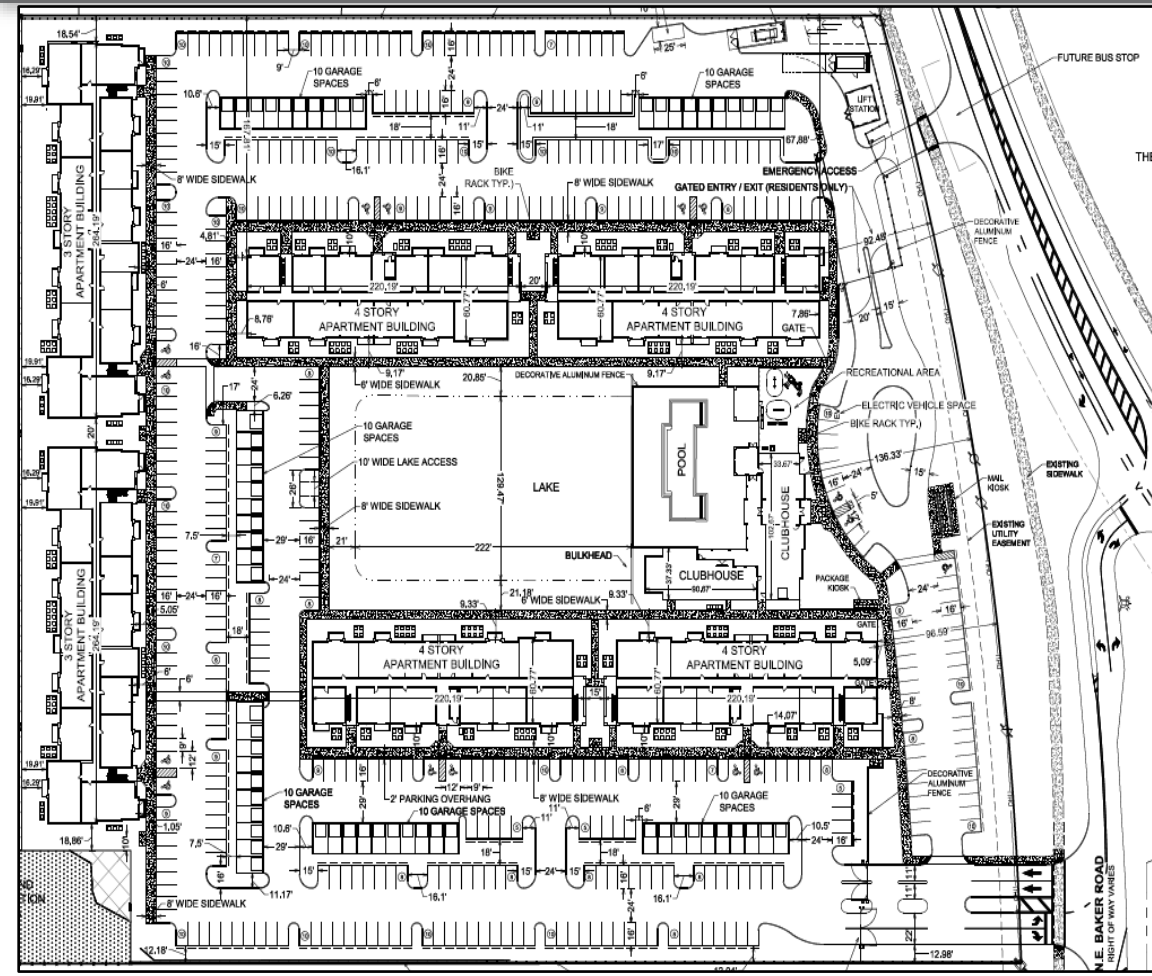
The Reserve At Jensen Beach

MARTIN COUNTY PROPERTY APPRAISER



Volaris

MARTIN COUNTY PROPERTY APPRAISER



River North (aka Savannah Place)

MARTIN COUNTY PROPERTY APPRAISER



Central Parkway Lofts

MARTIN COUNTY PROPERTY APPRAISER



Sailfish Cove



Martin County Metropolitan Planning Organization (MPO) Development Review Map



Martin MPO Development Review Interactive Map



Approved Status Filter:

- All
- Approved
- Approved for Construction
- In Construction
- In Review

Agency Filter:

- All Agencies
- County
- Indiantown
- Jupiter Island
- Ocean Breeze
- Sewalls Point
- Stuart

Permit Date Range

No date selected

Project Name

None

Permit Number

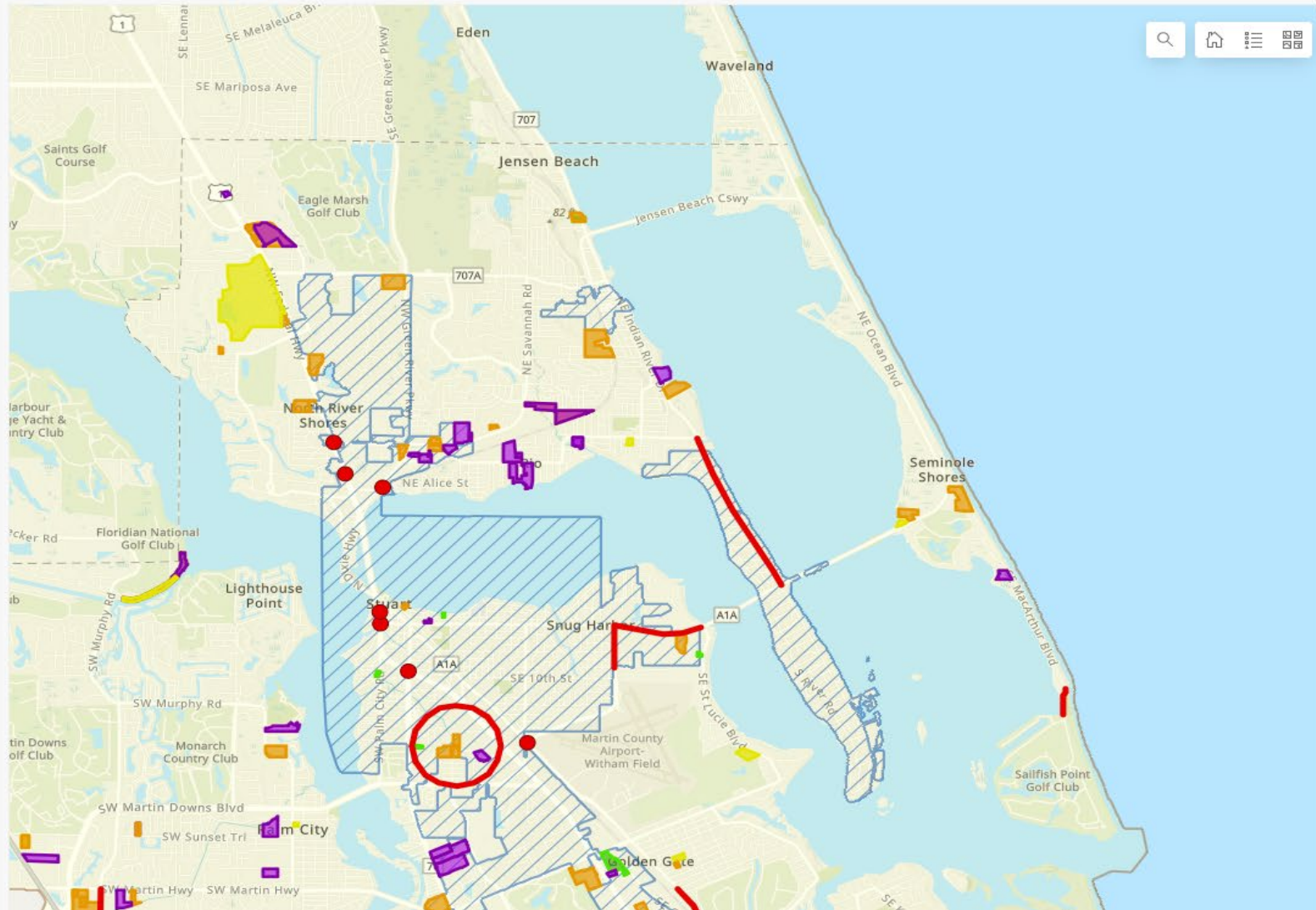
None

Urban Service District

- All
- Primary
- Secondary

Select a category

- All
- Indiantown, FL
- Jupiter Farms, FL
- Miami, FL
- Port St. Lucie, FL



	315 Osceola Approved
	Abundant Life Ministries In Construction
	Avonlea 10 In Review
	Avonlea 12 In Construction
	Avonlea 13 In Review
	Avonlea 16 In Construction
	Avonlea 2 In Construction
	Banyan Bay Ph 2B In Construction
	Banyan Bay Ph 3 In Review
	Banyan Bay Revised Master and Ph 2A In Construction
	Banyan Bay Revised Master and Phasing Plan 9th PUD AMD PH 2C FSP In Construction
	Beacon 21 PUD In Review
	Blue Water (fka TCCC Lot 17 & 18) In Construction
	Bridgeview In Construction
	Bridgewater Preserve In Construction
	Bridgewater PUD In Review
	C & C RV Resort Administrative Amendment




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

2023 REAL PROPERTY

TAXING AUTHORITY TAX INFORMATION										
TAXING AUTHORITY	PRIOR YEAR		YOUR FINAL TAX RATE AND TAXES IN PRIOR YEAR		CURRENT 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		
TOTAL										

 USING A MOBILE DEVICE CAMERA, SCAN THIS QR CODE TO VISIT US ONLINE	PROPERTY APPRAISER VALUE INFORMATION		
	MARKET VALUE	ASSESSED VALUE APPLIES TO SCHOOL MILLAGE	ASSESSED VALUE APPLIES TO NON-SCHOOL MILLAGE
PRIOR YEAR			
CURRENT YEAR			

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE	CURRENT VALUE
SAVE OUR HOMES BENEFIT	ALL TAXES		
NON-HOMESTEAD 10% CAP BENEFIT	NON-SCHOOL TAXES		
AGRICULTURAL CLASSIFICATION	ALL TAXES		
OTHER	ALL TAXES		
EXEMPTIONS	APPLIES TO	PRIOR VALUE	CURRENT VALUE
FIRST HOMESTEAD	ALL TAXES		
ADDITIONAL HOMESTEAD	NON-SCHOOL COUNTY TAXES		
ADDITIONAL HOMESTEAD	NON-SCHOOL CITY TAXES		
LIMITED INCOME SENIOR	COUNTY TAXES		
TPP EXEMPTIONS	ALL TAXES		
OTHER	ALL TAXES		

If you feel the market value of the property is inaccurate or does not reflect fair market value as of **January 1, 2023**, or if you are entitled to an exemption or classification that is not reflected, please contact the Martin County Property Appraiser's office at:

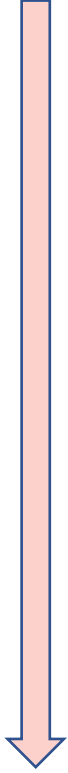
(772) 288-5608
 or email:
info@pa.martin.fl.us

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:

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

		PRIOR YEAR (2022)	CURRENT YEAR (2023)							
PROPERTY APPRAISER	TAXABLE VALUE	1 \$28,168,620,707	4 \$31,684,549,581 (+12.48% increase)							
	MILLAGE RATES	2 5.0000	5 When taxable value increases from prior year, the millage tax rate decreases. This is called the Rolled-Back Rate . Any increase above this rate is defined as a tax increase by the Florida Department of Revenue 4.4452	7 The State of Florida annually calculates a maximum millage rate using the change in per capita Florida personal income (2023 = +2.84%). The Taxing Authorities required votes are based off this maximum millage rate. The illustration below is for conceptual purposes only and do not depict any millage rates or votes. <table border="1"> <thead> <tr> <th>Requires Majority Vote</th> <th>Requires Two-Thirds Vote</th> <th>Requires Unanimous Vote</th> </tr> </thead> <tbody> <tr> <td>Up to 4.5714 (+2.84%)</td> <td>Up to 4.8897 (+10%)</td> <td>Up to 10.0000 (Over +10%)</td> </tr> </tbody> </table>	Requires Majority Vote	Requires Two-Thirds Vote	Requires Unanimous Vote	Up to 4.5714 (+2.84%)	Up to 4.8897 (+10%)	Up to 10.0000 (Over +10%)
	Requires Majority Vote	Requires Two-Thirds Vote	Requires Unanimous Vote							
Up to 4.5714 (+2.84%)	Up to 4.8897 (+10%)	Up to 10.0000 (Over +10%)								
REVENUE (TAXES)	3 \$140,843,104	6 If taxing authorities used the rolled back rate, they would receive the same revenue as prior year. \$140,843,104	8 Revenue goes up as tax rate goes up							



WHAT YOUR TRIM NOTICE LOOKS LIKE

PRIOR YEAR	YOUR FINAL TAX RATE AND TAXES IN PRIOR YEAR	
COLUMN 1 TAXABLE VALUE	COLUMN 2 RATE	COLUMN 3 TAXES
1	2	3
295,000	5.0000	\$1,475

CURRENT YEAR
COLUMN 4 TAXABLE VALUE
4
331,816
Average increase in property value

YOUR TAX RATE AND TAXES THIS YEAR IF NO BUDGET CHANGE IS MADE	
COLUMN 5 RATE	COLUMN 6 TAXES
5	6
4.4452	\$1,475

YOUR TAX RATE AND TAXES THIS YEAR IF PROPOSED BUDGET CHANGE IS MADE	
COLUMN 7 RATE	COLUMN 8 TAXES
7	8
Majority Vote	
4.5714	\$1,517
Two-Thirds Vote	
4.8897	\$1,622
Unanimous Vote	
10.0000	\$3,318

All information above is for illustration purposes only and do not depict actual millage rates or votes

2023 Proposed Millage Rates

The table below lists the Martin County Taxing Authorities, their 2023 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.

Taxing Authority	Prior Year Millage Levy	2023 Rolled-back rate	2023 Proposed millage rate	2023 Percent change from rolled-back rate	Budget Hearing Date, Time, & Location
MARTIN COUNTY BOCC					
County Wide Total Millage Aggregate		8.3394	9.4066	12.80%	9/12/2023 - 5:05 PM Martin County Administrative Center, Commission Chambers, 2401 S.E. Monterey Rd., Stuart, FL 34996 (772-436-2868)
General Operations	6.5559	5.9551	6.7615	13.54%	
Fire Rescue MSTU Unincorporated	2.6325	2.3895	2.7002	13.00%	
Parks & Recreation MSTU Unincorporated	0.1837	0.1672	0.1642	-1.79%	
Countywide MSTU Unincorporated (Stormwater & Road Maintenance)	0.5916	0.5384	0.6018	11.78%	
District One MSTU	0.0790	0.0718	0.0714	-0.56%	
Special District A-61 (Hutchinson Island) MSTU	0.2206	0.1995	0.1979	-0.80%	
District Two MSTU	0.0996	0.0898	0.0888	-1.11%	
District Three MSTU	0.0460	0.0419	0.0404	-3.58%	
District Four MSTU	0.0626	0.0570	0.0566	-0.70%	
District Five MSTU	0.0662	0.0606	0.0809	33.50%	
MARTIN COUNTY SCHOOL DISTRICT					
Total Millage Aggregate		5.3090	5.9430	11.94%	9/5/2023 - 5:05 PM 1989 SE Federal Hwy, Stuart, FL 34994 (772-219-1200 x30273)
State Law Required Local Effort	3.2400	2.8726	3.1950	11.22%	
Local Board Millage Levy					
- Capital Outlay - Discretionary Operating - Additional Voted Millage	2.7480	2.4364	2.7480	12.79%	
CITY OF STUART					
General Operations	5.0000	4.5775	5.2500	14.69%	9/11/2023 - 5:15 PM City Hall, 121 SW Flagler Avenue, Stuart, FL 34994 (772-288-5310)
Voted Debt Service	0.1700	0.1487	0.1487	0.00%	
TOWN OF SEWALL'S POINT					
General Operations	3.2700	2.9875	3.2700	9.46%	9/6/2023 - 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		3.3934	3.7449	10.36%	9/18/2023 - 5:01 PM 2 Bridge Road, Hobe Sound, FL 33455 (772-545-0100)
General Operations	2.7887	2.5283	2.7887	10.30%	
Beach Protection District	0.9593	0.8680	0.9593	10.52%	
Voted Debt Service	0.2735	0.2472	0.2472	0.00%	
VILLAGE OF INDIANTOWN					
General Operations	1.6304	1.4446	1.6304	12.86%	9/14/2023 - 6:00 PM 15516 SW Osceola Blvd., Suite C Indiantown, FL 34956 (772-597-8282)
TOWN OF OCEAN BREEZE					
General Operations	1.0000	0.9419	0.9000	-4.45%	9/13/2023 - 6:00 PM Ocean Breeze Resort Clubhouse, 700 NE Seabreeze Way, Ocean Breeze FL 34958 (772-334-6826)
CHILDREN SERVICES COUNCIL OF MARTIN COUNTY					
General Operations	0.3618	0.3275	0.3618	10.47%	9/11/2023 - 5:10 PM 101 SE Central Parkway Stuart, FL 34994 (772-288-5758)
FLORIDA INLAND NAVIGATION DISTRICT					
General Operations	0.0320	0.0288	0.0288	0.00%	9/7/2023 - 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	0.0948	0.0850	0.0948	11.53%	9/14/2023 - 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	0.0327	0.0293	0.0327	11.60%	
Okeechobee Basin	0.1026	0.0920	0.1026	11.52%	