



**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**

**2025 REAL PROPERTY**

**Account #** 48574

**Parcel #** 34-38-42-000-150-00010-2  
**District** 9009 - DISTRICT FOUR MSTU  
**Situs** 7770 SE FEDERAL HWY

**Owners** PC TWIN RIVERS MHC LLC  
 3050 BISCAYNE BLVD #402  
 MIAMI, FL 33137-4143

**Legal Description**

GOMEZ GRANT W OF RIVER, COM AT NW COR S21-34-32E ALG W/LN 3554.52', N68-25-28E 5139.77', N21-34-32W 43' FOR POB.. CONT N21-34-32W 200', N68-25-28E 1270.48' TO W R/W US 1, S42-13-52E ALG R/W 213.75', S68-25-28W 1345.92' TO POB, MPD IN OR 2637/570 AS PARCELS I & II CONTAINING 6.006 ACRES, (KNOWN AS TWIN RIVERS MOBILE PARK)



**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
Martin County	961,108	9.9897	9,601.18	2,425,930	8.9406	21,689.27	9.9186	24,061.83
General Operations	961,108	0.0520	49.98	2,425,930	0.0485	117.66	0.0478	115.96
District Four MSTU (9009)								
School Board								
By:Local Board	1,154,736	2.6730	3,086.60	2,425,930	2.4425	5,925.33	2.6730	6,484.52
By:State Law	1,154,736	3.0770	3,553.12	2,425,930	2.8117	6,820.99	3.0540	7,408.79
Children's Services Council	961,108	0.3618	347.73	2,425,930	0.3254	789.40	0.4250	1,031.02
South Florida Water Mgmt. Dist.								
Basin Tax	961,108	0.1026	98.61	2,425,930	0.0961	233.13	0.1026	248.90
District Tax	961,108	0.0948	91.11	2,425,930	0.0889	215.67	0.0948	229.98
Everglades Const.	961,108	0.0327	31.43	2,425,930	0.0306	74.23	0.0327	79.33
Florida Inland Navigation Dist.	961,108	0.0288	27.68	2,425,930	0.0270	65.50	0.0288	69.87
<b>TOTAL</b>		<b>16.4124</b>	<b>16,887.44</b>		<b>14.8113</b>	<b>35,931.18</b>	<b>16.3773</b>	<b>39,730.20</b>



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	1,312,200	1,172,012	978,384
CURRENT YEAR	2,425,930	2,425,930	2,425,930

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE	CURRENT VALUE
SAVE OUR HOMES BENEFIT	ALL TAXES	140,188	0
NON-HOMESTEAD 10% CAP BENEFIT	NON-SCHOOL TAXES	193,628	0
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE	CURRENT VALUE
FIRST HOMESTEAD	ALL TAXES	17,276	0
ADDITIONAL HOMESTEAD	NON-SCHOOL COUNTY TAXES	0	0
ADDITIONAL HOMESTEAD	NON-SCHOOL CITY TAXES	0	0
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, 2025**, 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](mailto: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](http://www.pa.martin.fl.us)

**Petitions must be filed on or before:**

**September 08, 2025**

# 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
Martin County (772-463-2868)	Admin Center Commission Chambers, 2401 SE Monterey Road, Stuart, FL September 10, 2025 5:05 PM
School Board (772-219-1200) x30273	1939 SE Federal Highway 1, Stuart, FL September 9, 2025 5:05 PM
Children's Services Council (772-288-5758)	101 SE Central Parkway, Stuart, FL September 8, 2025 5:10 PM
South Florida Water Management District (561-686-8800)	S FI Water Mgt. District Auditorium, 3301 Gun Club Rd, West Palm Beach, FL September 11, 2025 5:15 PM
Florida Inland Navigation District (561-627-3386)	121 SW Flagler Avenue, Stuart, FL September 4, 2025 5:15 PM

**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, 2025**.

### **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.

For more information concerning this Notice of Proposed Property Taxes, please visit our web site at: [www.pa.martin.fl.us](http://www.pa.martin.fl.us)