



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 # 57310

Parcel # 35-38-42-002-132-00880-2
District 4300 - JUPITER ISLAND
Situs 408 SOUTH BEACH RD

Owners 408 BEACH ROAD INVESTORS LLC
 11401 ROOSEVELT BLVD
 PHILADELPHIA, PA 19154-2102

Legal Description

BEING PORTIONS OF LOTS 132 & 133, JUPITER ISLAND, LYING WESTERLY OF ST RD 707 (S BEACH RD) (PB 1 PG 80) DESCRIBED AS: BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF LOT 132 AND THE WESTERLY ROW LINE OF ST RD 707, THEN RUN NW ALONG WESTERLY ROW LINE 30.37 FT, SW ALONG THE SOUTH LINE OF TH EDMUND C LYNCH JR PROPERTY, 48.62 FT TO A CONCRETE MONUMENT, SW ALONG THAT DESCRIBED LINE 240.77 FT TO A CONC MONUMENT, THEN SW ALONG THE LINE 105 FT TO THE WATE



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 General Operations	6,364,455	6.5776	41,862.84	7,000,900	5.9159	41,416.62	6.5614	45,935.71
School Board								
By:Local Board	8,365,990	2.6730	22,362.30	9,152,810	2.4425	22,355.74	2.6730	24,465.46
By:State Law	8,365,990	3.0770	25,742.15	9,152,810	2.8117	25,734.96	3.0540	27,952.68
Town of Jupiter Island								
General Operations	6,364,455	3.7679	23,980.63	7,000,900	3.5009	24,509.45	3.7852	26,499.80
Voter Approved Debt	6,364,455	0.2273	1,446.64	7,000,900	0.2100	1,470.19	0.2100	1,470.19
Children's Services Council	6,364,455	0.3618	2,302.66	7,000,900	0.3254	2,278.09	0.4250	2,975.38
South Florida Water Mgmt. Dist.								
Basin Tax	6,364,455	0.1026	652.99	7,000,900	0.0961	672.79	0.1026	718.29
District Tax	6,364,455	0.0948	603.35	7,000,900	0.0889	622.38	0.0948	663.69
Everglades Const.	6,364,455	0.0327	208.12	7,000,900	0.0306	214.23	0.0327	228.93
Florida Inland Navigation Dist.	6,364,455	0.0288	183.30	7,000,900	0.0270	189.02	0.0288	201.63
TOTAL		16.9435	119,344.98		15.4490	119,463.47	16.9675	131,111.76



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	8,365,990	8,365,990	6,364,455
CURRENT YEAR	9,152,810	9,152,810	7,000,900

ASSESSMENT REDUCTIONS	APPLIES TO	PRIOR VALUE	CURRENT VALUE
SAVE OUR HOMES BENEFIT	ALL TAXES	0	0
NON-HOMESTEAD 10% CAP BENEFIT	NON-SCHOOL TAXES	2,001,535	2,151,910
AGRICULTURAL CLASSIFICATION	ALL TAXES	0	0
OTHER	ALL TAXES	0	0
EXEMPTIONS	APPLIES TO	PRIOR VALUE	CURRENT VALUE
FIRST HOMESTEAD	ALL TAXES	0	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

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 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
Town of Jupiter Island (772-545-0100)	2 Bridge Road, Hobe Sound, FL September 16, 2025 5:01 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