

The following is a draft of the actions taken at the June 03, 2025, meeting. This document has not been reviewed or approved and is not an official record of the meeting. The Board will approve the official minutes on July 01, 2025.



**Columbia County Board of Assessors
Agenda for June 3, 2025, at 4:30 PM
First Floor Conference Room
Building C, Evans, Georgia**

Charles Sharpe
Chairman

Wes Fuller
Vice Chairman

George Bratcher
Member

Michael Rhodes
Member

Trey Kennedy
Member

A. CALL TO ORDER

Chairman Sharpe called the meeting to order at 4:45 p.m.

B. ROLL CALL/QUORUM

Chairman Sharpe declared a quorum.

C. APPROVAL OF THE MINUTES OF PREVIOUS MEETING

(C1) May 07, 2025 - BOA Meeting

Mr. Bratcher made a motion to approve the minutes of the May 07, 2025, Board of Assessors Meeting as presented. The motion was seconded by Mr. Rhodes and carried unanimously.

D. PRESENTATION AND APPROVAL OF THE AGENDA

(D1) June 03, 2025 - BOA Meeting

Mr. Bratcher made a motion to approve the agenda as written. The motion was seconded by Mr. Rhodes and carried unanimously.

E. PERSONNEL UPDATES

Mr. Aune discussed personnel updates with the Board members. Jared Naugle and Evan Cunningham, members of the appraisal staff, have completed their probation. Also, CJ Dickenson took a position with Baldwin County.

F. REVALUATION UPDATES

(F1) Revaluation Updates

Mr. Aune discussed Revaluation Updates with the Board.

G. PERSONAL PROPERTY APPEALS, CORRECTIONS AND DECISION LETTERS

(G1) Corrections

(G1a) 2023 - 2024 - Personal Property Corrections

Mr. Fuller made a motion to approve staff recommendations on Personal Property Corrections and Decision Letters. The motion was seconded by Mr. Bratcher and carried unanimously.

(G2) Review

(G2a) 2022 - 2023 - 2024 - Personal Property Reviews

Mr. Fuller made a motion to approve staff recommendations on Personal Property Reviews and Decision Letters. The motion was seconded by Mr. Bratcher and carried unanimously.

(G3) Audits

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(G3a) 2024 - Personal Property Audits

Mr. Bratcher made a motion to approve staff recommendations on Personal Property Audits. The motion was seconded by Mr. Rhodes and carried unanimously.

(G4) Motor Vehicle Appeals

(G4a) 2025 - Motor Vehicle Appeals with a Value Change

Mr. Bratcher made a motion to approve staff recommendations on Motor Vehicle Appeals with a value change and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

H. CONSERVATION AND FLPA

(H1) Breach Updates - 017 032C, 033 008 & 027 079 (BOA - 5-7-2025)

Mr. Mixon updated the Board on the intent to breach parcels 017 032C & 027 079. Issues were corrected, and no breach will occur. Parcel 033 008 will breach without penalty due to the death of the covenant owner.

(H2) Conservation Continuation Application

Mr. Fuller made a motion to approve Conservation Continuation Applications. The motion was seconded by Mr. Bratcher and carried unanimously.

(H3) FLPA Continuation Application

Mr. Bratcher made a motion to approve FLPA Continuation Applications. The motion was seconded by Mr. Fuller and carried unanimously.

(H4) 2018 - Breach of Covenant Discussion - 009 002H

After discussion, a motion was made by Mr. Bratcher to send a 30-day Intent to Breach Covenant letter to the owner of parcel #009 002H. The motion was seconded by Mr. Fuller, who withdrew his second and the motion was withdrawn by Mr. Bratcher.

After further discussion, a motion was made by Mr. Bratcher to send a 30-day Intent to Breach Covenant letter to the owner of parcel #009 002H. The motion was seconded by Mr. Rhodes and carried unanimously with Mr. Fuller opposing.

I. REAL PROPERTY APPEALS, CORRECTIONS AND DECISION LETTERS

(I1) Corrections

(I1a) 2025 - Mobile Home Corrections

Mr. Bratcher made a motion to approve staff recommendations on Mobile Home Corrections and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(I1b) 2024 - Mapping Corrections

Mr. Bratcher made a motion to approve staff recommendations on Real Property Mapping Corrections and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(I1c) 2024 - Residential Corrections

Mr. Bratcher made a motion to approve staff recommendations on Residential Corrections and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

(I2) 2024 - Appeals

(I2a) Denied Homestead Application

Mr. Bratcher made a motion to approve staff recommendations to approve the 2024 Denied

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Homestead Exemption Application and Decision Letters. The motion was seconded by Mr. Rhodes and carried unanimously.

J. SUPERIOR COURT UPDATE

(J1) Superior Court Updates

Mr. Aune updated the Board on Superior Court cases.

K. 2025 DIGEST

(K1) Homestead Exemptions

Mr. Bratcher made a motion to approve the 2025 Homestead Applications. The motion was seconded by Mr. Rhodes and carried unanimously.

(K2) BOE Unlock Parcels

Mr. Bratcher made a motion to approve the 2025 BOE Unlock Parcels. The motion was seconded by Mr. Rhodes and carried unanimously.

(K3) Cost Schedules

Mr. Fuller made a motion to approve the 2025 Cost Schedules. The motion was seconded by Mr. Bratcher and carried unanimously.

(K4) Freeport Exemptions

Mr. Bratcher made a motion to approve the 2025 Freeport Exemptions. The motion was seconded by Mr. Rhodes and carried unanimously.

(K5) Final Sales Ratio

Mr. Bratcher made a motion to approve the 2025 Final Sales Ratio. The motion was seconded by Mr. Rhodes and carried unanimously.

(K6) Exempt Requests

(K6a) 2025 - Personal Property Exempt Requests

Mr. Bratcher made a motion to approve the 2025 Personal Property Exempt Requests. The motion was seconded by Mr. Fuller and carried unanimously with Mr. Rhodes abstaining.

(K6b) 2025 - Real Property Exempt Requests

Mr. Bratcher made a motion to approve the 2025 Real Property Exempt Requests. The motion was seconded by Mr. Rhodes and carried unanimously.

(K7) Office Procedure Manuals

Mr. Bratcher made a motion to approve Office Procedure Manuals. The motion was seconded by Mr. Rhodes and carried unanimously.

L. 2025 VALUES

(L1) Real and Personal Property Values

Mr. Bratcher made a motion to approve the 2025 Real and Personal Property Values. The motion was seconded by Mr. Rhodes and carried unanimously.

(L2) Exempt Values

Mr. Bratcher made a motion to approve the 2025 Exempt Values. The motion was seconded by Mr. Rhodes and carried unanimously.

M. PROPOSED ASSESSMENT MAIL DATE

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(M1) 2025 - Assessment Mail Date - July 01, 2025

Mr. Bratcher made a motion to approve the 2025 Assessment Mail Date of July 01, 2025. The motion was seconded by Mr. Rhodes and carried unanimously.

N. ADJOURNMENT

Mr. Bratcher made a motion to adjourn the meeting at 6:00 p.m. The motion was seconded by Mr. Rhodes and carried unanimously. The next scheduled meeting is July 01, 2025.

Charles Sharpe, Chairman

Michael Rhodes, Member

John Wesley Fuller, Vice Chairman

John Kennedy, Member

George Bratcher, Member

Donna L. Wiley, Secretary