

Charlton County Board of Assessors
Regular Meeting Minutes
Commissioners Conference Room
68 Kingsland Drive, Suite B
Folkston, GA 31537
Tuesday, February 10, 2026
6:00 PM

2/10/2026 - Minutes

1. Call to Order

Call to Order:

The meeting was called to order at 6:08 PM.

Present was Chief Appraiser Laurie Thomas, and Tax Assessor Clerk Aimee Carlisle, Board Member Yolanda Carter and Chairman Gary Tippins

Absent was . Board Member Pat Booker.

2. Invocation

The invocation was led by Board Member Yolanda Carter.

3. Approval of Agenda

6:08 P.M. Chairman Tippins Motioned to Approve the Agenda. Board Member Carter Second it. Agenda Is Approved For February 10th Meeting With The Exception To Correct Meeting Dates On Agenda.

4. Approval of Minutes

6:09–6:19 P.M. Minutes are read over by the Board. Chairman Tippins Motioned to Approve The Minutes From The October Meeting. Board Member Carter Seconded the Motion. The Minutes From The October Meeting Were Approved.

5. ACO's

6:20 pm, ACO's were discussed by Chairman Tippins and Cheif Appraiser Laurie.

622 Chairman Tippins motioned to approve ACOs, Board Member Carter seconded The Motion.

A. Approve ACOs

6. Homesteads/ VA Exemption

623 The Homesteads Are Reviewed.

Chairman Tippins motioned to approve Homesteads Except for Gibson Until Further Investigation Board Member Carter Seconded The Motion To Approve The Homestead Applications Except For Gibson.

A. Homesteads

7. CUVA's

624: Conservation Applications Are Reviewed

ChairMan Tippins Questioned The Conservations That Were For Less Than 10 Acres; Chief Appraiser, Thomas, Mentioned That They Still Met the Criteria For It, They Just Had 2 Acres Pulled From

Conservation For Their Home. Chairman Tippins Asked That We Verify That Is the Case Before Entering Them In.

626 Chairman Tippins Motioned To Approve The Conservations. Board Member Carter Seconded It.

A. CUVA Applications

8. Motor Vehicle Appeals

There Was No Motor Vehicle Appeals.

9. Chief Appraiser Report

627 :Cheif Appraiser Thomas Praised The New Tax Clerk And Discussed When Her Classes Are. The Caveat Was Mentioned And The Date For It Was Unknown.

10. Financial Report

628: Chief Appraiser Thomas Said The Budget Is At 11%, Website Is At 100%, Computer Expenses Is At Half, Uniforms Were Just Ordered, Therefore Not Showing On Report.

11 Special Guest

Ronnie Pollock - St. Matthews Baptist Church

Mr. Pollock Is Not Here To Discuss Church Land. Chief Appraiser Thomas States That The Law Says A Prayer Meeting On Church Ground Still Allows For It To Be Considered Church Land. Chief Appraiser, Thomas, Then Presents The Printed Out Papers With Her Findings On The Situation.

Chief Appraiser Thomas Asks For the Motion To Vote On The Land.

Chairman Tippins Motions To Approve And Revisit In A Year As Long As The Land Is Used For Church And Church Only.

Board Member Carter Seconds It.

12. Staff Questions & Answers

Chairman Tippins Asks If There Are Any Questions To Be Asked. No One Asks, Therefore, The Meeting Is Moved On.

13. Executive Session

No Call For Executive Session.

14. Adjourn

Chairman Tippins Motions To Adjourn The Meeting.

Board Member Carter Seconds The Motion.

637 P.M. Meeting Adjourned.

Gary Tippins, Chairman

Aimee Carlisle, Tax Assessor Clerk

2026 BOA MEETING

FEB 10TH ACO'S REPORT

NAME	PARCEL	REASON	PREV. VALUE	NEW VALUE
		2025		
BROWN. KATHRYN	F010-002	100% BILLING	\$ 787,350.00	\$ 551,550.00
PETERSON, JOE	F023-039-001	HOME IS BUILT AROUND 1976 MH	\$ 146,267.00	\$ 87,667.00
CHARLTON COURT	F007-007	100% BILLING W/ NO CHANGES	\$ 940,220.00	\$ 940,220.00
GIBSON, JODEE	F015-002	ADJ. PHY. DEP.	\$ 174,180.00	\$ 158,680.00
JOHNSON, KENNETH	SG11-040	ADJ. EFF. YR. PHY. DEP.	\$ 156,200.00	\$ 145,500.00
TAYLOR, KENNETH	F009-003	BOE DECISION 299C	\$ 26,600.00	\$ 15,000.00
TAYLOR, WILLIAM	0135L-048	BOE DECISION 299C	\$ 8,800.00	\$ 6,545.00
TAYLOR, WILLIAM	0135L-046	BOE DECISION 299C	\$ 11,400.00	\$ 8,670.00
TAYLOR, WILLIAM	0135L-047	BOE DECISION 299C	\$ 160,500.00	\$ 102,000.00
TAYLOR, WILLIAM	0135L-045	BOE DECISION 299C CAME OFF	\$ 6,170.00	\$ 4,811.00
WARREN, TROY	0135-006	APPEAL FILED	\$ 355,800.00	\$ 287,800.00
MILTON, DEBORAH	0121-003-003	ADJ. EFF. YR. PHY. DEP. FUNC. OBS.	\$ 363,000.00	\$ 306,200.00
WILLIAM, LUCIUS	0135C-002	REM. PHY OVR.	\$ 273,680.00	\$ 197,980.00
BROWNING, DAVID	H014-031-014	COMBINED PARCEL TO PARCEL H014-031- 004	\$ 13,400.00	\$ -
BROWNING, DAVID	H014-031-004	COMBINED PARCEL TO PARCEL H014-031- 014 CHG LAND FROM COMM. TO RES	\$ 168,500.00	\$ 163,500.00
WESCOTT, GWENDOLYN	F009-019	REM PHY DEP OVR	\$ 72,920.00	\$ 54,120.00
CLAIRDAY. JENNIFER	F020-013-002	REM. PHY DEP OVR.	\$ 429,800.00	\$ 302,200.00
BLALOCK, MELISSA	0121A-011	REM. PHY DEP. OVR	\$ 114,400.00	\$ 76,700.00
LLOYD, REED	0119-030-001	CUVA EXEMP. MISSING	\$ 33,800.00	\$ 33,800.00
GOWEN JR, GUYA	0099-032	100% BILLING	\$ 189,790.00	\$ 160,590.00
MURRAY, KYLEES	0120A-021	APPEAL FILED	\$ 405,800.00	\$ 243,900.00
JONES, DONALDR	F014-024	APPEAL FILED	\$ 297,100.00	\$ 195,600.00
WALTERS, RANDALL	0099-057-001	100% BILLING	\$ 371,200.00	\$ 307,800.00
MIZELL, CLINTON	0074-025	100% BILLING	\$ 782,600.00	\$ 639,800.00
MILTON, ELDRIDGE	F011-040	100% BILLING	\$ 145,710.00	\$ 132,410.00

CANNINGTON HEALTHCARE CONSULTING INC	F005-003-003	5% INTEREST IN HOSPITAL. 100% BILLING	\$ 155,270.00	\$ 100,000.00
HULING, BRIAN	F011-065	100% BILLING	\$ 351,500.00	\$ 289,800.00
MURFF, DORIS	F017-074-001	100% BILLING	\$ 295,670.00	\$ 260,570.00
BEASLEY, REX	0097C-079-001	100% BILLING	\$ 56,900.00	\$ 41,600.00
BEASLEY, REX	0071-008	CUVA APPLIED. 100% BILLING	\$ 274,661.00	\$ 269,050.00
CONNER, ERINDELY	0119-066-003	100% BILLING	\$ 712,400.00	\$ 669,000.00
GLISSON, DAVID	F014-004	100% BILLING	\$ 324,700.00	\$ 297,500.00
LINE DRIVE PROPERTIES LLC	F002-007	NO CHANGES. 100% BILLING	\$ 625,000.00	\$ 625,000.00
SABAKA, JANET	4.30E-03	100% BILLING	\$ 197,880.00	\$ 178,980.00
HAMILTON- WHITLOCK, TAMIKA	F017-027-011	100% BILLING	\$ 208,960.00	\$ 193,960.00
NANCE, STEPHEN R	0120A-008-001	100%BILLING	\$ 263,900.00	\$ 208,000.00
WILDES, CECIL	0129-004	100% BILLING	\$ 49,780.00	\$ 29,180.00
DOYLE SR, KEVIN	0042-022	100 BILLING	\$ 361,720.00	\$ 302,600.00
FOLKSTON PRO WASH	F016-025-001	100 BILLING	\$ 201,900.00	\$ 201,900.00
BLISS, JEFFERY	4.30E-02	100 BILLING	\$ 235,430.00	\$ 208,830.00
WALGREEN CO	F010-021	100 BILLING	\$ 934,900.00	\$ 789,300.00
SIMMONS, PATRICIA	0097-005-009	100 BILLING	\$ 167,100.00	\$ 144,800.00
WILLIS, DM & CRYSTAL C	0071-025-001	100 BILLING	\$ 206,360.00	\$ 148,860.00
HEWITT, LLOYD G	F016-036	100 BILLING	\$ 52,200.00	\$ 40,200.00
HORNE JOE	0071-015-005	100 BILLING	\$ 245,510.00	\$ 190,010.00
GOODROW, BRANDON	0137C-024	APPRAISAL ACCEPTED	\$ 816,400.00	\$ 633,100.00
CISCO, ERMA M	F018-007	100 BILLING	\$ 254,600.00	\$ 188,300.00
CHARLTON COUNTY BOARD OF COMMISSIONERS	0002-004-002	SHOULD BE EXEMPT ONN THE 3 LF FEE'S TOTAL 390.00	\$ 5,700.00	\$ 5,700.00
		2026		
MULLENS, DATON	0043B-007	CANCELLED TO REAL PROPERTY	\$ 47,500.00	\$ 118,301.00
WAINWRIGHT, RICHARD	0097-033-003	SHOULD ONLY BE 1 LANDFILL. REFUND \$75	\$ 173,870.00	\$ 173,870.00
GRIFFIS, TERRY	0043D-014	SINGLE WIDE SHOULD BE ON PARCEL 0043D- 013	\$ 5,967.00	\$ -

FINLEY JOICE	0119-076-002	07 MH ON REAL PROPERTY WENT FROM 16,188 IN 24 TO 59425 IN 25 W/ NOTHING CHANGED	\$ 90,285.00	\$ 47,048.00
WOOLARD, BRAD K	H015-005	SQ. FT WRONG ON RES. IMP.	\$ 126,800.00	\$ 95,100.00
WOOLARD, BRAD K	H015-005	CORRECTED SQ. FT	\$ 113,900.00	\$ 87,300.00
HAINES, TIMOTHY		NOD FOR 2026	\$ -	\$ 17,641.00
HAINES, TIMOTHY		NOD FOR 2025	\$ -	\$ 17,641.00
WELLNER, MATTHEW	0082-016-006	PARCLE DOUBLE BILLED ACO FOR 2024	\$ 8,900.00	\$ -
GOWEN, HUNTER	F017-011	CORRECTED CLASS/ STRATA ON LAND	\$ 53,900.00	\$ 17,000.00
GOWEN ENTERPRISES INC	F015-029	ADJUST VALUE. RE. PHY OVR	\$ 79,200.00	\$ 42,900.00

2026 HOMESTEADS

MAP/ PARCEL	NAME	ADDRESS	REG	62	65	N3	N4	NC	VA	Approved	Denied
H014-031-008	RICHARD WOOLARD	286 CHESTNUT ST					X				
0131-004-020	AMANDA BOWYER	138 DEER RUN RD	X								
0135I-109	BRANDON GRAHAM	72 WOOD DUCK LANE	X								
0097-033-010	ZACHARY POWELL	840 ALTMAN RD	X								
0097-002-004	CHARLES LLOYD	2542 PAXTON RD			X						
0097-003-002	TONY PAFFORD	123 IVY CREWS RD				X					
0135K-012	SHARON RINER	306 DALLAS CIRCLE			X						
0121D-013	DONNIE MELTON	169 CEDAR RIDGE RD						X			
0071-031-001	JAMES DRURY	8797 SPANISH CREED RD		X							
F015-008	DANA HAWTHORNE	3647 MAIN STREET	X								
0135B-039-003	GERALDINE GIBSON	84 ROSE AVENUE			X						
0135-001	WILLIAM MURRAY	258 J. M. JACKSON RD					X				
H009-023	WESLEY GARLAND	37552 EL TERRACE				X					
H007-060	JIMMIE HART	396 MAGNOLIA ST	X								
0097-020-005	ASHLEY DANIELS	2504 PAXTON RD	X								
0138-015	IRMA O'QUINN	9018 RIVERSIDE RD			X						
0135I-029	JAMES GRAUSER	1925 SPRING LAKE DR		X							
0134-058-001	WILBUR THOMAS	224 JACKHAMMER TR						X			
F021-030-003	BARBARA BENYAK	36 ROBINSON ST	X								
F017-071	ANTIONETTE MCLAURIN	992 E MARTIN ST	X								
0120A-024	MEGAN STEED	141 WIREGRASS RD	X								
0120H-018	MICHAEL THANSSCHEIDT	690 REYNOLDS RD						X			
0120H-006	DORIS TYSON	684 INDIAN TRL						X			
0046-007-001	DONALD TODD	9334 HWY 1		X							
0098-028-006	KENNETH BLALOCK	811 SARDIS RD	X								
0120-068-001	JOHN HOYLE	1937 HIGHWAY 252		X							
0121-E-016	STORM WHITNEY	910 LITTLE PHOEBE CHURCH RD	X								
H014-029-002	GOLDIE MCCULLERS	372 E HAZEL ST	X								
F015-017-001	LINDA HARRIS	47 HARRIS LN						X			

0045-033	COLE CARTER	3754 CARTER COMMUNITY RD	X								
H009-005	MARTY LANG	37657 EL TERRACE			X						
0099A-036	AMBER BROWN	265 TRADERS HILL RD	X								
0131-019	SIMON THOMPSON	96 QUAIL LN	X								
0135L-018	DAVID DANIELS	323 PICKNEY DR			X						
F012-031-002	KARA PRESCOTT	193 MCQUEEN ST	X								
0121-028-010	CHRISTINA KEENE	618 IVER N. ALLEN RD		X							
0076-001-010	WADE JOHNSON	28672 HWY 121		X							
0137D-027	CLIFTON WHITE	38 LAKE DEBORAH DR	X								
0134-054-018	DAVID CLARK	903 SPRINGLAKE DR	X								
0042-008-004	MARTHA CHAPMAN	1924 HIGHWAY 121			X						
0134C-036	QUINCE PERRY	306 GALLOWAY DRIVE		X							
F015-048	DANIEL HASELTINE	105 MILLS ST		X							
0097-005-004	TIMMY KING	308 MARSHALL CREWS RD		X							
0076-013-004	DEBRA THOMAS	528 SNOWDEN RD						X			
0135-E-004	JASON SNIPES	334 CAMP PICKNEY DR	X								
0072-005-002	PAMELA STEEDLEY	7448 SPANISH CREEK RD			X						
0097-003-008	TORRY HUTTO	994 IRA CREWS RD	X								
F018-015	JAMES BROCK	110 29TH ST SW		X							
0099A-037-001	JAMES LOTT	59 DENA DRIVE						X			
0139-002-001	JAMES GIDDENS	6385 RIVER RD		X							
H013-142	LESLEY LEE	72 BROADWAY		X							
0097C-013	WESLEY GREEN	3245 PAXTON RD		X							
0099-028-009	PHILLIP PASTTISHALL	2344 OLD TRADERS HILL RD					X				
0043-E-018	ROBERT HOMRICH	816 ST MARYS BLUFF RD			X						
H007-047	CELESTE GRAUSER	384 BLVD ST			X						
0107-015-002	MICHELLE MOORE	993 DAWSIE CREWS RD						X			
0099-024-003	DARLA GERWATOSKY	2228 OLD TRADERS HILL RD		X							
0080-013-001	TOMMY RODDENBERRY	582 POMP CREWS RD						X			
F001-002-004	SHAUN BLACK	6452 SECOND ST N	X								
0042-002-002	JOHN ABBOTT	433 BOB THRIFT RD						X			
0071-026	JASON BRYANT	389 BASIL CREWS RD	X								
H017-002	WILLIAM BOOTH	6246 SECOND ST						X			

0134-014-013	SHELBY LLOYD	1000 MILL BRANCH RD	X								
F018-020-001	SEAN DALY	478 KINGSLAND DR		X							
0121D-016	FLORENCE YARBROUGH	62 CEDAR RIDGE RD		X							
F023-047	ANNETTE WALKER	9 SIXTH ST						X			
0044-003	DONNA KITCHINGS	1855 CARTER COMMUNITY RD	X								
0107-024	KEVIN PRIVETT	83 SEVENTH AVE		X							
0071-008-003	AMY HUGHES	4921 HWY 1	X								
H007-024-001	DEVYN WICKER	609 BOULEVARD ST	X								
0135k-022	THOMAS ALEX	448 DALLAS CIRCLE	X								
0018-001	JODY CANADAY	1830 CANADAY LOOP		X							
0134C-019	JOHN SHIVAR	197 GALLOWAY DRIVE	X								
H009-026	PAMELA RENSHAW	37569 EL TERRACE				X					
0077-017-033	DAVID PATE	1461 HAMP CHESSER RD					X				
0135k-044-006	EDDIE LAMBERT	749 CAMP PICKNEY DR		X							
0073-011	WALTER CREWS	179 CHANCEY DR					X				
F012-009-001	MADELINE HUMPHRIES	560 MLK JR DR					X				
0099-028-011	VICKY BRYAN	2284 OLD TRADERS HILL RD					X				
0042-040	GREGORY BECK	3072 FARLEY BURNS RD					X				
H007-052	WILLIAM KNOX	520 BOULEVARD ST					X				
H008-073-902	JOSEPH DUGAN	42 PINE ST	X								
0096-003-005	MICHAEL TURNER	38596 EL TERRACE		X							
0137A-044	MARK TICE	15 BESSIE LANE	X								
0097-020	CONNIE NETTLES	2388 PAXTON RD					X				
0020-005-003	TAMI BROWM	857 THRIFT RD				X					
0140-017-010	SHANNON BAKER-GRAHM	139 CATO RD	X								

2026 CUVA/FLPA APPLICATIONS

MAP/PARCEL	NAME	ACREAGE	NEW CUVA	RENEWAL CUVA	CONTINUATION
0108-001	CHARLES STONE	27.43		X	
0074-029-001	GRIFFIN RONALD	84.46		X	
0129-014-001	PIKE LLOYD	25.29		X	
0041-009-004	DONALD KENNEDY	65.26	X		
0073-002-003	JIMMY DAVIS	141.75	X		
0047-004-037	IQ ONVESTIGATIONS LLC	20.01	X		
0073-002-002	JOSEPH DAVIS	73.6	X		
0134-009-001	STEPHEN KNIGHT	12	X		
0098-002	SARAH KENNEDY	34.28	X		
0134-014-003	CHRISTOPHER BRADLEY	10		X	
0121-028-004	AMY KNIGHT	14.99	X		
0121-028-012	DUSTIN BELL	20.99	X		
0029-002-002	TYLER BROWNING	25			X
0045-033	COLE CARTER	36.87	X		
0114-003-010	TERRY COFFMAN	10	X		
0143-001-001	JACQULYN MESSER	22.51		X	
0084-002-003	SHARON PADGETT	492		X	
0130-009-006	GEORGE PRESCOTT	51.59		X	
0135-050-003	LEONARD TREFETHEN	8	X		
0097-030-003	TRACY CHEESER	12.25		X	
0070-003-004	ROY WHITEHEAD	60.4		X	
0046-009-001	SANDRA MOORE	11		X	
0075-007	JACQUELYN MCLEAN	52.53			X
0071-008	REX BEASLEY	37.84			X
0140-012-001	OLIN THRIFT	18.7			X
0053-007	LARRY TYRE	30.85		X	
0019A-007-006	DAVID DELP	9.25		X	
0019A-007-010	BRANDI DELP	10.45		X	
0042-011	JAMES LANGTRY	27.75	X		
0008-009	KELTON KNABB	12			X
0074-023-004	RUSSELL GANAS	14.02			X
0119-044	RUTHIE HANNAH	4		X	
0097-017-005	THOMAS HORTON	33.44	X		
0141-002-007	RNSP INVESTMENTS LLC	30.1			X
0130-009-009	TERESA MITCHELL	16.53			X
0141-002-010	RNSP INVESTMENTS LLC	69.84			X
0130-009-010	CLAYTON VERNON	39.54	X		
0107-024	KEVIN PREVITT	8	X		

0134-009	TIMMY HILLER	12			X
0081-001-001	RALPH CRAWFORD	32.96	X		
0080-002	PATRICIA BRYANT	24.86	X		
0080-008	FRANCIS CRAWFORD	32.96	X		
0018-001	JODY CANADAY	56.37		X	
0019A-007	THOMAS LEDFORD	20.78			X
0041-009	THOMAS LEDFORD	128.5			X
0007-005-002	BRIAN BROWN	28.02	X		
0029-002	JAMES FLOWERS	27.32			X
0061-001	KEITH CANADAY	40		X	
0108-002	KEITH CANADAY	15		X	
0061-004	KEITH CANADAY	123.5		X	
0007-003	KEITH CANADAY	44.9		X	
0039-001	KEITH CANADAY	737		X	
0045-035-008	JOHN HILTON	10.01	X		
0072-004	CHRIS GOWEN	47		X	
0045-005	BOBBY CREWS	12	X		