

MINUTES
Special Called Meeting
May 20, 2021

Felicia Williams (Chairman) called the meeting to order at 9:03 A.M. Others in attendance were James Puckett (Assessor), Gretchen Quarterman (Assessor), Derek Pinkerton (Real Property Appraiser Supervisor), and Sherry Dooley (CAMA Specialist). LaKassa Baker (Secretary) was not present for this meeting.

Mr. Puckett gave the invocation.

Everyone stood for the Pledge of Allegiance.

The Board presented Cay Watson with a service award for being employed by the office for twenty years.

Mike Tanner (Commercial Property Appraiser) presented the following neighborhood changes for approval:

COMM Valdosta NE (FF) (SD # 00796) – Recommended to change the land base price from \$200/FF to \$450/FF. This will change the ratio from 0.3188 to 0.3896, the COD from 0.2685 to 0.3497, and the PRD from 1.4194 to 1.2160. Ms. Quarterman made a motion to approve the change and Mr. Puckett seconded the motion. Motion carried. All agreed.

N. Valdosta Rd/I-75 (SD # 00775) – Recommended to change the land base rate from \$300,000/Acre to \$350,000/Acre. This will change the ratio from 0.3267 to 0.3811, the COD from 0.1373 to 0.1152, and the PRD from 1.1275 to 1.0367. Ms. Quarterman made a motion to approve the change and Mr. Puckett seconded the motion. Motion carried. All agreed.

COMM Hahira/I-75 (SD # 00840) – Recommended to change the land base pricing from \$144,000/Acre to \$160,000/Acre. This will change the ratio from 0.3088 to 0.3968, the COD from 0.2537 to 0.3565, and the PRD from 1.1221 to 1.1793. Ms. Quarterman made a motion to approve the change and Mr. Puckett seconded the motion. Motion carried. All agreed.

COMM Bemiss North (SD # 00802) – Recommended to make no change to the neighborhood at this time. There were only five sales in the subdivision and one was removed from the study because it was a multi-parcel sale and also a part of an income-based sale involving mini-storage units. Out of the remaining four properties, three were also sales of mini-storage warehouses based on Income of the properties. With the majority of the sales being sales of mini-storage, he does not feel that those sales represent the neighborhood as a whole. Ms. Quarterman made a motion to make no change to the neighborhood at this time and Mr. Puckett seconded the motion. Motion carried. All agreed.

COMM Hahira Downtown (SD # 00774) – Recommended to make no change to the neighborhood at this time. In a three-year study there was only one sale out of 56 parcels in the subdivision which resulted in a very low ratio. In a five-year study there were only four sales. The ratio is 0.41296, the COD is high at 0.5679, but the PRD is very good at 1.0384. Mr. Tanner does not recommend a change at this time with only one sale in the three-year study and having an acceptable ratio in the five-year study. Ms. Quarterman made a motion to make no change to the neighborhood and Mr. Puckett seconded the motion. Motion carried. All agreed.

COMM (\$300/ff) (SD # 00033) – Recommended to make no change to the neighborhood at this time. There were only two sales out of 426 parcels in the subdivision. With such a small number of sales and the subdivision being so scattered, Mr. Tanner did not recommend a change. The parcels in this subdivision are in the process of being moved to other nearby commercial subdivisions moving forward. Ms. Quarterman made a motion to make no change to the neighborhood and Mr. Puckett seconded the motion. Motion carried. All agreed.

Adam Bridges (Commercial Property Appraiser) presented the following neighborhood changes for approval:

COMM Mad Hwy – I75 (SD # 00788) – Recommended to change the excessive factor of .20 to .25 after one acre. This will change the ratio from 0.3510 to 0.3899, the COD from 0.2061 to 0.1969, and the PRD from 1.2048 to 1.1741. Ms. Quarterman made a motion to approve the change and Mr. Puckett seconded the motion. Motion carried. All agreed.

COMM Ashley South (#00770) – Recommended to make no change at this time. There were only two sales in a three-year study. After making a change to one of that properties that sold the ratio improved from 0.4466 to 0.3957. Mr. Bridges does not feel that a change should be made at this time to the entire subdivision with only the two sales. Ms. Quarterman made a motion to make no change to the neighborhood and Mr. Puckett seconded the motion. Motion carried. All agreed.

COMM Valdosta NE AC (SD # 00772) – Recommended no change to the neighborhood at this time. There were only five sales out of 55 parcels. After reviewing the neighborhood and making necessary changes, the ratio improved from 0.2775 to 0.3638, COD from .1702 to 0.0896, and the PRD changed from 1.0929 to 1.1908. Ms. Quarterman made a motion to approve no change to the neighborhood and Mr. Puckett seconded the motion. Motion carried. All agreed.

COMM Exit 18W (SD # 01080) – Recommended to make no change to the neighborhood at this time. This subdivision was created in 2020 to become more uniform in the area. There was only one sale that included an old motel. Mr. Bridges recommends making no change and continue monitoring in the future. Ms. Quarterman made a motion to make no change to the neighborhood and Mr. Puckett seconded the motion. Motion carried. All agreed.

COMM Rolling Pine/Timber (SD # 00749) – Recommended to make no change to the neighborhood at this time. In a three-year study, there was only two sales. After making a change to one parcel, the ratio improved and is now 0.3734. With only two sales and the ratio being in the required range, Mr. Bridges does not recommend making a change. Ms. Quarterman made a motion to approve no change and Mr. Puckett seconded the motion. Motion carried. All agreed.

COMM St. Augustine W. Hill (SD # 00743) – Recommended to make no change to the neighborhood at this time. Only one sale has occurred since the last neighborhood change in 2019. The sale included, land, building, personal property, and business interest. Mr. Bridges does not recommend making any changes at this time based on that information. Ms. Quarterman made a motion to approve no change and Mr. Puckett seconded the motion. Motion carried. All agreed.

COMM Lakes Blvd/Hwy 41 (SD # 00746) – Recommended to make no change to the neighborhood at this time. After reviewing the sales and making necessary changes to some properties, the ratio changed from 0.5058 to 0.4122, the COD from 0.2597 to 0.2260, and the PRD from 1.6661 to 1.4836. Mr. Bridges

recommends to make no change to the neighborhood and to monitor for the future. Ms. Quarterman made a motion to make no change to the neighborhood and Mr. Puckett seconded the motion. Motion carried. All agreed.

COMM Norman Dr. North Acre (SD # 00758) – Recommended to make no change to the neighborhood at this time. In a three-year study there was only three sales. Two of the sales were outer parcels from the mall. Mr. Bridges does not recommend a change based on three sales. He recommends to continue monitoring for the future. Ms. Quarterman made a motion to make no change to the neighborhood and Mr. Puckett seconded the motion. Motion carried. All agreed.

COMM Clyattville (SD # 00807) – Recommended to make no change to the neighborhood. The subdivision is a mix of commercial properties. There was only one multi-parcel sale out of 13 parcels. Mr. Bridges does not feel that this is enough information to make a change to the neighborhood at this time. Ms. Quarterman made a motion to make no change to the neighborhood and Mr. Puckett seconded the motion. Motion carried. All agreed.

COMM \$108,000 AC (SD# 00550) – Recommended to make no change to the neighborhood. There were only four sales out of 30 parcels in a five-year study. After making a few necessary changes to some properties, the ratio changed from 0.4895 to 0.4362. Mr. Bridges does not recommend changing the neighborhood at this time. He recommends to monitor in the future. Ms. Quarterman made a motion to make not change to the neighborhood and Mr. Puckett seconded the motion. Motion carried. All agreed.

Chris Hancock (Residential Property Appraiser) presented to following neighborhood changes to the board for approval:

Dellwood Acres (SD # 00062) – Recommended to apply a neighborhood factor of 2.00. This will change the ratio from 0.2673 to 0.3944, the COD from 0.1623 to 0.1268, and the PRD from 1.0317 to 1.0035. Ms. Quarterman made a motion to approve the change and Mr. Puckett seconded the motion. Motion carried. All agreed.

Eager Millpond (SD # 00075) – Recommended to apply a neighborhood factor of 1.90. This will change the ratio from 0.2405 to 0.3987, the COD from 0.1389 to 0.1543, and the PRD remains the same at 1.0332. Ms. Quarterman made a motion to approve the change and Mr. Puckett seconded the motion. Motion carried. All agreed.

New Wood Valley (SD # 00290) – Recommended to change the neighborhood factor from 1.10 to 1.55. This will change the ratio from 0.3062 to 0.3929, the COD from 0.1423 to 0.0892, and the PRD from 1.0404 to 1.0103. Ms. Quarterman made a motion to approve the change and Mr. Puckett seconded the motion. Motion carried. All agreed.

New Wood Valley Duplex (SD # 00535) – Recommended to change the neighborhood factor from 1.00 to 1.60 and change the lot value on full size lots from \$20,000 to \$30,000. This will change the ratio from 0.2475 to 0.3911, the COD from 0.1913 to 0.1252, and the PRD from 0.3078 to 1.0117. Ms. Quarterman made a motion to approve the changes and Mr. Puckett seconded the motion. Motion carried. All agreed.

Eager North (SD # 00073) – Recommended to change the neighborhood factor from 1.45 to 1.75 and the land from \$45,000 to \$60,000 per lot. This will change the ratio from 0.3539 to 0.3963, the COD from

0.2279 to 0.1376, and the PRD from 1.0752 to 1.0333. Ms. Quarterman made a motion to approve the changes and Mr. Puckett seconded the motion. Motion carried. All agreed.

Coffman (SD # 00041) – Recommended to apply a 2.10 neighborhood factor. This will change the ratio from 0.2385 to 0.3898, the COD from 0.5992 to 0.1090, and the PRD from 1.3153 to 1.0206. Ms. Quarterman made a motion to approve the change and Mr. Puckett seconded the motion. Motion carried. All agreed.

Twin Lakes (SD # 00262) – Recommended to change the neighborhood factor from 1.35 to 1.75. This will change the ratio from 0.3275 to 0.3978, the COD from 0.2360 to 0.1048, and the PRD from 0.9972 to 0.9966. Ms. Quarterman made a motion to approve the change and Mr. Puckett seconded the motion. Motion carried. All agreed.

Pebblewood (SD # 00200) – Recommended to change the neighborhood factor from 1.45 to 1.50 and changing the lot values from \$50,000 to \$60,000, applying factors where needed. With the exception of Ramblewood Cir. He proposed those that those lot values change to \$85,000 and leave the \$250/FF lots that face Country Club as is. These changes will change the ratio from 0.3445 to 0.3845, the COD from 0.1915 to 0.1521, and the PRD from 0.9733 to 0.9994. Ms. Quarterman made a motion to approve the changes and Mr. Puckett seconded the motion. Motion carried. All agreed.

McMullen PH2 (SD # 00482) – Recommended to combine Ph 2 with Ph2 Pond and Ph3, apply a neighborhood factor of 1.20, apply base lot value of \$35,000 with 1.40 size factor to larger lots, and change waterfront lots to \$65,000. This will change the ratio from 0.3217 to 0.3893, the COD from 0.0406 to 0.0893, and the PRD from 0.9994 to 1.0305. Ms. Quarterman made a motion to approve the changes and Mr. Puckett seconded the motion. Motion carried. All agreed.

McMullen PH1 (SD # 00446) – Recommended to apply a neighborhood factor of 1.70 and apply base lot value of \$35,000 with factors for larger lots. This will change the ratio from 0.2552 to 0.3890, the COD from 0.0806 to 0.0153, and the PRD from 1.0020 to 1.0012. Ms. Quarterman made a motion to approve the change and Mr. Puckett seconded the motion. Motion carried. All agreed.

Long Pond Water (SD # 00518) – Recommended to make no change to the neighborhood at this time. There were 16 usable sales out of 2019 parcels. With such few sales, Mr. Hancock did not recommend a change at this time. Ms. Quarterman made a motion to approve no change to the neighborhood and Mr. Puckett seconded the motion. Motion carried. All agreed.

Lake Park City Res (SD # 00531) – Recommended to make no change to the neighborhood at this time. There were only ten sales in a three-year study out of 212 parcels. Mr. Hancock could not recommend a change with the small amount of sales. Ms. Quarterman made a motion to approve no change to the neighborhood and Mr. Puckett seconded the motion. Motion carried. All agreed.

Kinderlou 2 (SD # 00911) - Recommended to apply a 1.20 neighborhood factor and change the land to \$80,000/lot with a factor for the fairway frontage lots. This will change the ratio from 0.3880 to 0.3998, the COD from 0.1246 to 0.0614, and the PRD from 1.0722 to 1.0345. Ms. Quarterman made a motion to approve the changes and Mr. Puckett seconded the motion. Motion carried. All agreed.

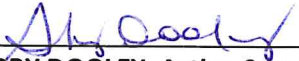
Kinderlou 1 (SD # 00910) – recommended to change the neighborhood factor from 1.15 to 1.60. This will change the ratio from 0.3254 to 0.3956, the COD from 0.1170 to 0.0855, and the PRD from 1.0463 to

1.0203. Ms. Quarterman made a motion to approve the change and Mr. Puckett seconded the motion. Motion carried. All agreed.

Ms. Dooley presented the 2021 Real Property Notice of Assessment Values to the board and asked for approval to upload to the vendor to be mailed. The board approved.

Having no further business to discuss, the meeting adjourned.

Minutes submitted as recorded by:



SHERRY DOOLEY, Acting Secretary