

CANDLER COUNTY BOARD OF ASSESSORS

25 W. Daniel St. Ste. B
METTER, GEORGIA 30439

Voice: 912-685-6346 Fax: 912-685-3818

Letrell Thomas, Chairman

Cassius Osborn, Assessor

Elizabeth Childs, Assessor

REGULAR MEETING MEMORANDUM

TO: Letrell Thomas, Chairman

Cassius Osborn, Assessor

Elizabeth Childs, Assessor

FROM: Jakelyn Guiff

DATE: January 2, 2026

SUBJECT: Board of Assessors Meeting

The next regular meeting for the Board of Assessors has been scheduled for Tuesday, January 13 at 8:30am. The meeting will be held in the meeting room at 25 West Daniel Street, Metter.

CANDLER COUNTY BOARD OF ASSESSORS

25 W. Daniel St. Ste. B
METTER, GEORGIA 30439

Meeting Agenda **January 13, 2026** **8:30am**

Old Business:

1. Review and approve minutes from December 9th, meeting.
2. Review and approve minutes from December 29th, called meeting.

New Business:

3. Elect chairman to serve for 2026.
4. Appoint secretary to serve for 2026.
5. Review and approve Appeal withdrawals for Southcoast Holdings LLC.
6. Review and approve E&Rs, Jeopardy Assessments, or NODs submitted.
7. Review and approve CUVA applications submitted.
8. Review and approve Conservation Use Valuation Assessments being released due to the death of the owners. List attached.
9. Review and approve Homestead Exemption applications submitted.
10. Review and approve motor vehicle appeals submitted.
11. Chief Appraisers status report.
12. Set next regular meeting date.
13. Adjourn

CANDLER COUNTY BOARD OF ASSESSORS

25 W. Daniel St. Ste. B
METTER, GEORGIA 30439
Voice: 912-685-6346 Fax: 912-685-3818

Meeting Minutes

January 13, 2026

Opening

The meeting was called to order at 9:00am by Letrell Thomas in the meeting room at 25 West Daniel Street, Metter.

Attendees

Letrell Thomas, Assessor & Chairman
Cassius M. Osborn, Assessor
Elizabeth H. Childs, Assessor
Cheyenne Duhart, Chief Appraiser
Jakelyn Guiff, Secretary

Old Business

Motion was made by Mrs. Childs to review and approve the minutes from the December 9 meeting. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and approve the minutes from the December 29 called meeting. Mr. Osborn seconded. Motion passed unanimously.

New Business

Motion was made by Mrs. Childs to elect Letrell Thomas to serve as chairman for 2026. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to appoint Jakelyn Guiff to serve as secretary for 2026. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and approve appeal withdrawals from Southcoast Holdings LLC. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and approve E&Rs, jeopardy assessments (none), or NODs (none) submitted. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and approve CUVA applications submitted. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and approve CUVAs being released due to the death of owners. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and approve 2026 homestead exemption applications submitted. Mr. Osborn seconded. Motion passed unanimously.

Motion was made by Mrs. Childs to review and approve motor vehicle appeals submitted. Mr. Osborn seconded. Motion passed unanimously.

CANDLER COUNTY BOARD OF ASSESSORS

25 W. Daniel St. Ste. B
METTER, GEORGIA 30439
Voice: 912-685-6346 Fax: 912-685-3818

Motion was made by Mrs. Childs to amend agenda to include review and approval of exempt property application. Mr. Osborn seconded. Motion passed unanimously.

Ms. Duhart presented the Chief Appraisers status report.

Adjournment:

The next monthly meeting is scheduled for February 10 at 8:30am to be held in the meeting room at 25 West Daniel Street.

The meeting was adjourned by Letrell Thomas at 9:06am.

Minutes Submitted by:




Jakelyn Guiff, Secretary



Date

Minutes Approved by:



Letrell Thomas, Assessor & Chairman



Date



Cassius M. Osborn, Assessor



Date



Elizabeth H. Childs, Assessor



Date

2026 CUVA	JANUARY						
PARCEL	OWNER'S NAME	NEW	RENEWAL	RELEASE	CONTINUATION	DENIED	COMMENTS
046 016	VELMA WOODS			2017			
002 010	RUIZ PLANTATION LLC			2023			
002 010 001	RUIZ PLANTATION LLC			2017			
005 011	RUIZ PLANTATION LLC			2024			
005 010	RUIZ PLANTATION LLC			2023			
002 020	RUIZ PLANTATION LLC			2023			
002 012	RUIZ PLANTATION LLC			2023			
002 011	ELADIO ALLEN RUIZ			2023			
016 005	WG WOODRUFF		2026				
013 009	MARSHA HERNANDEZ		2026				
010 042	JAMES RAY WALLACE JR		2026				
058 002	LANE COLEY		2026				
071 010	CARL A WILLIAMS JR		2026				
036 046	THOMAS & ELAINE FLYNT	2026					
036 045	JONNIE FLYNT		2026				
056 052	PERRY S TURNER		2026				
064 002	PERRY S TURNER		2026				
052 014 002	FAY BURNETT		2026				
035 003 002	JAMES & BRITTANY POPE	2026					
020 034 002	WILEY P DURDEN			2022			
020 049	WILEY P DURDEN			2022			
020 034 001	WILEY P DURDEN			2022			
020 028	VERNON L YOUMANS JR			2023			
052 021	GLENN HICKMAN			2017			
033 020	JERRY LANIER	2026					
054 029	JERRY LANIER	2026					
062 002	JERRY LANIER		2026				

2026 HS CODE	JANUARY PARCEL NUMBER	NAME
S1	062 049 015	KUEHL, EVAN
SC	018 009 001	RILEY, ROBERT & KATHERINE
S4	045D 018	POSEJPAL, CHARLES
S1	M45 015	GONZALEZ, JESSICA
S5	045 022 02A	TURNER, KAVIN
S1	M13 009	BEASLEY, BRENDA
S1	032 002 003	WOODS, LEE
S1	044 009	BERRY, GLENN & TRESA
S1	012 073	JOHNSON, JEFFREY
S1	045A 105	HARDEN, CONNIE
S1	030A 017	ROACH, JAMES & NATASHA
S5	025 022	COLLUM, MARK TRAVIS
S5	045 022 03A	WHITEHEAD, JAMES S SR
SC	070B 011	SPRATLEY, SARAH

APPROVED *LeAnn Thomas*

DATE 1/13/2026

APPROVED *LeAnn Thomas*

DATE 1/13/2026

APPROVED *Elizabeth A Childs*

DATE 1/13/2026