
ST. JOHNS COUNTY VALUE ADJUSTMENT BOARD
2026 ORGANIZATIONAL MEETING AGENDA
Wednesday, July 29, 2026 – 9:00 am

Krista Joseph, BCC Member, Chair
Christian Whitehurst, BCC Member
Linda Thomson, SJCSB Member
Devin Schneider, SJCSB Citizen Member
Mario Caycedo, BCC Citizen Member

Jim Bedsole, VAB Counsel
Brandon J. Patty, Clerk
Natasha McGee, VAB Clerk

1. Call to Order

2. Roll Call

3. Public Comment

4. Opening Comments, Introductions, and Discussion of Rules

- VAB member, clerk, and legal counsel introductions; contact information to be provided.
- Information on where to find Uniform Policies and Procedures for Value Adjustment Boards to be provided.
- Information on where to find the Government-in-the-Sunshine manual to be provided.
- Guidelines and statutes applicable to assessments and assessment administration to be provided.

5. Ratify Private Legal Counsel Appointment

Chapter 12D-9.013(1)(c) F.A.C. requires that legal counsel to the Value Adjustment Board be ratified annually.

Suggested Motion:

Motion to ratify the 2026 appointment of James Bedsole as private counsel to the St. Johns County Value Adjustment Board.

6. Approval of Minutes

Approval of the May 21, 2026, VAB meeting minutes.

Suggested Motion:

Motion to approve the May 21, 2026, Value Adjustment Board meeting minutes, as submitted.

7. Ratify Special Magistrates' Contracts

The VAB is required by F.S. 194.035(1) to appoint special magistrates to conduct hearings and to make recommendations to the Board in the areas of real property valuation, tangible personal property valuation, and exemptions and classifications.

The special magistrates who have consented to serve for the 2026 tax year, and whose appointments need to be ratified are:

- Reginald Carter, Real Property Valuation Magistrate and Tangible Personal Property (TPP) Magistrate
- Mel Ward, Real Property Valuation Magistrate
- Elizabeth Young, Exemptions and Classifications Magistrate
- Joseph Davis, Exemptions and Classifications Magistrate

See attached spreadsheet for information regarding the magistrates' service, qualifications, and statutory requirements.

Suggested Motion:

Motion to ratify the appointments of: Reginald Carter, as real property and TPP special magistrate; Mel Ward, as real property special magistrate; Elizabeth Young, as exemptions and classifications magistrate; and Joseph Davis, as exemptions and classifications magistrate, to serve as special magistrates for the 2026 tax year.

8. Resolution to Ratify the VAB Petition Filing Fee of \$15

Chapter 12D-9.013(1)(k) F.A.C. requires that the VAB petition filing fee be ratified, by resolution, annually.

Suggested Motion:

Motion to adopt VAB Resolution No. 2026-1, setting the VAB standard petition filing fee of \$50.

9. Discussion of Florida's Property Tax System; and Ex Parte Communication

Jim Bedsole, VAB Counsel, will present information on Florida's property tax system, respective roles within the system, taxpayer opportunities to participate in the system, and property taxpayers' rights. He will also provide an overview of ex parte communication.

10. Discussion of Tentative VAB Meeting Schedule

The VAB will meet on October 8, 2026, to approve the first certification of the 2026 tax roll. Other meetings will be scheduled as needed.

11. Other Business, if any

12. Adjournment