

NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

03-4S-16-02739-225(11554)

Clerk's Office Stamp
Inst: 202412007507 Date: 04/11/2024 Time: 3:27PM
Page 1 of 1 B: 1512 P: 806, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC Deputy Clerk

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

- 1. Description of property (legal description): Lot 25 Turkey Run S/D 1005-707, WD 1007-1877, WD 276-2559
a) Street (job) Address: 565 SW Philip Cir Lake City, FL 32025
2. General description of improvements: ReRoof
3. Owner Information or Lessee information if the Lessee contracted for the improvements:
a) Name and address: Cornia Turner 565 Philip Cir Lake City, FL 32025
b) Name and address of fee simple titleholder (if other than owner)
c) Interest in property Fee Simple
4. Contractor Information
a) Name and address: Southern Magnolia Builders, LLC 6313 Sandhill Rd Green Cove Springs, FL 32043
b) Telephone No.: 386-546-1130
5. Surety Information (if applicable, a copy of the payment bond is attached):
a) Name and address:
b) Amount of Bond:
c) Telephone No.:
6. Lender
a) Name and address:
b) Phone No.
7. Person within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:
a) Name and address:
b) Telephone No.:
8. In addition to himself or herself, Owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:
a) Name: OF
b) Telephone No.:
9. Expiration date of Notice of Commencement (the expiration date will be 1 year from the date of recording unless a different date is specified):

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY; A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA
COUNTY OF COLUMBIA
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager
Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, by means of [X] physical presence or [ ] online notarization, a Florida Notary, this 10th day of April, 2024, by: Cornia Turner as Owner (Name of Person) (Type of Authority) for Cornia Turner who is personally known [ ] OR produced identification [X] (name of party on behalf of whom instrument was executed)

Notary Signature
LORI BALAZS
Notary Public - State of Florida
My Comm. Expires Nov 29, 2026

# James M Swisher Jr

Clerk of the Circuit Court  
Columbia County

PO Drawer 2069  
Lake City, FL 32056-2069

## Official Records Receipt Recording

Username: Valeria

Changed By: Valeria

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**Receipt#:** 270883      **Payee Name:** LEWIS WALKER ROOFING INC  
**Receipt Date:** 04/11/2024      P O BOX 2147  
LAKE CITY, FL 32056  
**Escrow Balance:**  
**Escrow Customer:**

**Instrument(s):** 202412007507-BK1512/PG806-NOTICE OF COMMENCEMENT

### Details

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|                 |        |
|-----------------|--------|
| Copies          | \$1.00 |
| CTY COMM JULY 1 | \$2.00 |
| FACC JULY 1     | \$0.10 |
| Indexing        | \$0.00 |
| PRMTF JULY 1    | \$1.90 |
| Recording       | \$5.00 |
| Records Trust   | \$1.00 |

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|  |         |
|--|---------|
| <b>Receipt Total:</b>                    | \$11.00 |
| <b>Amount Tendered:</b>                  | \$11.00 |
| <b>Amount Paid (including any fees):</b> | \$11.39 |
| <b>Overage:</b>                          | \$0.00  |

|                                      |         |                             |
|--------------------------------------|---------|-----------------------------|
| <b>Credit Card</b>                   | \$11.00 | 10906948                    |
| Auth. Code: 042949                   |         | Tender: L1oQ001712863783002 |
| Card: 3811                           |         | AID: A0000000980840         |
| Payment Method: visa                 |         | TID: P400Plus-805011858     |
| Payment Variant: visacommercialdebit |         | MID: 420429000030960        |

This payment will be processed by MyFloridaCounty.com and will appear on your credit card or debit card statement as "MyFloridaCounty.com (877-326-8689)". There is a non-refundable 3.5% service fee per transaction to provide this service. MyFloridaCounty.com is powered by CiviTek.