



Electronically Certified Official Record

DOCUMENT INFORMATION

Agency Name:	Columbia County Clerk of the Circuit Court and Comptroller
Clerk of the Circuit Court:	The Honorable James M. Swisher, Jr.
Date Issued:	7/1/2024 3:30:14 PM
Unique Reference Number:	BAA-DAAB-BCACD-CACEBCABDJIH-DFIIIE-B
Instrument Number:	202412013987
Requesting Party Code:	3001
Requesting Party Reference:	4A752E34-46A6-5810-0E27-622C25180DAC-SF

CERTIFICATION

Pursuant to Sections 90.955(1) and 90.902(1), Florida Statutes, and Federal Rules of Evidence 901(a), 901(b)(7), and 902(1), the attached document is electronically certified by The Honorable James M. Swisher, Jr., Columbia County Clerk of the Circuit Court and Comptroller, to be a true and correct copy of an official record or document authorized by law to be recorded or filed and actually recorded or filed in the office of the Columbia County Clerk of the Circuit Court and Comptroller. The document may have redactions as required by law.

HOW TO VERIFY THIS DOCUMENT

This document contains a Unique Reference Number for identification purposes and a tamper-evident seal to indicate if the document has been tampered with. To view the tamper-evident seal and verify the certifier's digital signature, open this document with Adobe Reader software. You can also verify this document by scanning the QR code or visiting <https://Verify.Clerkecertify.com/VerifyImage>.

**The web address shown above contains an embedded link to the verification page for this particular document.



NOTICE OF COMMENCEMENT

Permit No. _____
Tax Folio No. 15-4S-17-08360-022 (30946)
State of Florida County of Columbia
Return To: FRS/MCG 8535 Baymeadows Rd STE 21 Jacksonville FL 32256
Permittingfrs@gmail.com

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in the Notice of Commencement.

Description of property: (legal description of property and street address if available).

LOT 22 VILLAGE WOOD S/D UNIT 1 ORB 440-741,
DC 1115-2257 & 1128-2721 PROB 1128-2745, PROB
1115-2257 & 1128-2721

Address of property being improved: 151 SE Polk Lane, Lake City, FL 32025

General description of improvement: Re-Roof

Owner information:

Name Shannon Pinedo Job # 65-467
Address 151 SE Polk Lane, Lake City, FL 32025

Fee Simple Title Holder:

Name _____

Address _____

Contractor:

Name Jeremy Rogero (Minorcan Construction Group/Florida Roof Specialists)
Address 8535 Baymeadows Rd Suite 21 Jacksonville FL 32256
Phone: 800-995-7018

Expiration date of notice of commencement (the expiration date is 1 year from 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 WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

DOCUMENT PREPARED BY: Rachel Harper Address: 2151 NE 2nd Street Ocala, FL 34470

Owner Signature: [Signature] Date: 6/27/24

Notary Statement: The foregoing instrument was acknowledged before me this 27 day of June, 2024.
By: Shannon Pinedo

Personally known OR ☒ produced the following ID: _____ physically present

Signature of Notary: [Signature] Notary Stamp/Seal: _____

Notary County: Orange Notary State: FL

