

NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

23-3S-16-02279-118

Clerk's Office Stamp

Inst: 202112000576 Date: 01/12/2021 Time: 1:48PM  
Page 1 of 1 B: 1427 P: 2757, James M Swisher Jr, Clerk of Court  
Columbia, County, By: BR  
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 18 TURKEY CREEK UNIT 1 S/D WD 1402-2044 THRU 2051, WD 1402-2072  
a) Street (job) Address: 203 NW TURKEY RUN CT, Lake City, FL 32055
2. General description of improvements: New Single Family Home Construction
3. Owner Information or Lessee information if the Lessee contracted for the improvements:  
a) Name and address: JOHN AND KYOUNGJIA HOMES LLC 1211 LOST CREEK CT OSPREY, FL 34229  
b) Name and address of fee simple titleholder (if other than owner):  
c) Interest in property Owner
4. Contractor Information  
a) Name and address: Lipscomb & Eagle Development, Inc. 184 SW Dominos Way, Ste 104, Lake City, FL 32025  
b) Telephone No.: (386) 623-9141
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: None  
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: James M Lipscomb 331 SE Woods Terrace, Lake City, FL 32025  
b) Telephone No.: (386) 623-9141
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: James M Lipscomb OF Lipscomb & Eagle Development, Inc.  
b) Telephone No.: (386) 623-9141
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

10. John B. Baiamonte

Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager

John B Baiamonte, MGR

Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, a Florida Notary, this 29 day of December, 20 20, by:

John B Baiamonte as MGR for John and Kyoungja Homes, LLC  
(Name of Person) (Type of Authority) (name of party on behalf of whom instrument was executed)

Personally Known X OR Produced Identification \_\_\_\_\_ Type \_\_\_\_\_

Notary Signature

Jennifer Drewett

Notary Stamp or Seal:

