

74783



Recording Stamp

TAX ID/PARCEL #:

**NOTICE OF COMMENCEMENT**

04-35-17-04838-142

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):  
a. Street (job) Address: 164 NE CORAL DR., LAKE CITY, FL, 32065
- 2. General description of improvements: 60' X 120' METAL BUILDING
- 3. Owner Information or Lessee information if the Lessee contracted for the improvements  
a. Name and Address: KIRSCH PROPERTIES LLC  
b. Name and Address of fee simple titleholder (if other than owner):  
c. Interest in property: 100%
- 4. Contractor Information  
a. Name and Address: KIRSCH PROPERTIES  
b. Telephone #: 386-867-2193
- 5. Surety Information (if applicable, a copy of the payment bond is attached)  
a. Name and Address: N/A  
b. Amount of Bond:  
c. Telephone #:
- 6. Lender  
a. Name and Address: N/A  
b. Telephone #:
- 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: JEFF KIRSCH FOR KIRSCH PROPERTIES, 2716 W US HIGHWAY 90 LAKE CITY FL, 32065  
b. Telephone #: 386-752-9778 OR 386-867-2193 CELL
- 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:  
b. Telephone #:
- 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 SITE OF THE IMPROVEMENT 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.**

STATE OF FLORIDA  
COLUMBIA COUNTY

*Jeff Kirsch*  
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager  
JEFF KIRSCH FOR KIRSCH PROPERTIES, MGR  
Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me by means of  physical presence or sworn to (or affirmed) by  online notarization 13 day of January, 2026, by Jeffrey Kirsch  
as \_\_\_\_\_ for \_\_\_\_\_  
DATE MONTH YEAR NAME OF PERSON  
TYPE OF AUTHORITY - OFFICER, TRUSTEE, ATTORNEY IN FACT NAME OF PARTY ON BEHALF OF WHOM INSTRUMENT WAS EXECUTED

Personally Known  OR Produced Identification  Type of ID Produced FL DL K 626-423-57-364-C

SEAL/STAMP:

*Cynthia Elkins*  
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA  
CYNTHIA ELKINS  
PRINT, TYPE, OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC



Published 10/2025