

54636

NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

R10039-104

Clerk's Office Stamp

Inst: 202512027597 Date: 12/08/2025 Time: 11:04AM
 Page 1 of 1 B: 1555 P: 1985, James M Swisher Jr, Clerk of Court
 Columbia, County, By: ML
 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 4 HERMITAGE GLEN, HIGH SPRINGS, 32643
- a) Street (job) Address: _____
2. General description of improvements: NEW HOME
3. Owner Information or Lessee information if the Lessee contracted for the improvements:
 - a) Name and address: JERRY LERNER / RYAN BEVILLE 22103 NW OR 235A ALACITUA, FL 32615
 - b) Name and address of fee simple titleholder (if other than owner) _____
 - c) Interest in property 100%
4. Contractor Information
 - a) Name and address: LENER LUXURY PROPERTIES, LLC 292 HERMITAGE GLEN, HIGH SPRINGS, FL 32643
 - b) Telephone No.: 352-514-8000
5. Surety Information (if applicable, a copy of the payment bond is attached):
 - a) Name and address: N/A
 - b) Amount of Bond: N/A
 - c) Telephone No.: N/A
6. Lender
 - a) Name and address: N/A
 - 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: N/A
 - b) Telephone No.: N/A
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(l)(b), Florida Statutes:
 - a) Name: N/A 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

JERRY LERNER, MANAGER

Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, a Florida Notary, this 20 day of OCT, 2025, by:

Jerry Lerner as Manager for Lerner Luxury Properties, LLC.
 (Name of Person) (Type of Authority) (name of party on behalf of whom instrument was executed)

Personally Known _____ OR Produced Identification _____ Type FLD L656421531440 X 4127

Notary Signature 