

PREPARED BY & RETURN TO:  
Rob Stewart  
Sky Title, LLC dba Lake City Title  
426 SW Commerce Drive #145  
Lake City, FL 32025

File No. 2023-7061MS

Tax Folio No: 00-00-00-13564-003

## NOTICE OF COMMENCEMENT

State of Florida  
County of Columbia

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 this Notice of Commencement:

1. **DESCRIPTION OF PROPERTY:** 1168 SE Magnolia Loop, Lake City, FL 32025  
Tax Folio No.: 00-00-00-13564-003

Lot 6, Block 3, Woodland Grove Unit 1, according to the Plat thereof, recorded in Plat Book 3, Page 63, of the Public Records of Columbia County, Florida.

2. **GENERAL DESCRIPTION OF IMPROVEMENT:** Single Family Residence
3. **OWNER INFORMATION OR LESSEE INFORMATION (IF THE LESSEE CONTRACTED FOR THE IMPROVEMENT):**
  - (a) Name and address: DIY Development LLC  
215 SW Windswept Glen  
Lake City, FL 32024
  - (b) Interest in property: 100%
  - (c) Name and address of fee simple titleholder (if different from Owner listed above): \_\_\_\_\_
4.
  - (a) **CONTRACTOR'S NAME:** IC Construction, LLC  
Contractor's address: 818 W Duval St, Lake City, FL 32055
  - (b) Phone number: 386-867-0086
5. **SURETY** (if applicable, a copy of the payment bond is attached):
  - (a) Name and Address: \_\_\_\_\_
  - (b) Phone number: \_\_\_\_\_
  - (c) Amount of bond: \$ \_\_\_\_\_

6. (a) **LENDER'S NAME:** Seaside Bank and Trust  
Lender's address: 820 Highway A1A N E-11, Ponte Vedra Beach, FL 32082  
(b) Lender's phone number: \_\_\_\_\_
7. Persons 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) Phone numbers of designated persons: \_\_\_\_\_
8. (a) In addition to himself or herself, Owner designates \_\_\_\_\_ of \_\_\_\_\_  
to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.  
(b) Phone number of person or entity designated by owner: \_\_\_\_\_
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): June 8, 2024

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.

DIY Development LLC, a Florida Limited Liability Company

By: Bradley R. Handy  
Bradley R. Handy, Manager

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 8th day of June, 2023 by Bradley R. Handy, who is personally known to me or has produced FL Driver's License as identification.

Valarie Benz  
Signature of Notary Public

