

NOTICE OF COMMENCEMENT

Clerk's Office Stamp

Tax Parcel Identification Number:

00-00-00-14330-205

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): FORT WHITE MANOR & REPLAT LOT 5
a) Street (job) Address: 497 SW AURANT ST FORT WHITE, FLORIDA 32038
2. General description of improvements: GENERATOR INSTALLATION
3. Owner Information or Lessee information if the Lessee contracted for the improvements:
a) Name and address: RHODES TERRY LEE
b) Name and address of fee simple titleholder (if other than owner): 497 SW AURANT ST. Fort White
c) Interest in property: OWNER FL 32038
4. Contractor Information
a) Name and address: HOLLY ELECTRIC, INC PO BOX 2206 LAKE CITY FL 32056
b) Telephone No.: 386-755-5944
5. Surety Information (if applicable, a copy of the payment bond is attached):
a) Name and address: N/A
b) Amount of Bond: 1
c) Telephone No.: 1
6. Lender
a) Name and address: N/A
b) Phone No.: 1
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.: 1
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: N/A OF 1
b) Telephone No.: 1
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. Terry Lee Rhodes
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager

TERRY LEE RHODES
Printed Name and Signatory's Title/Office

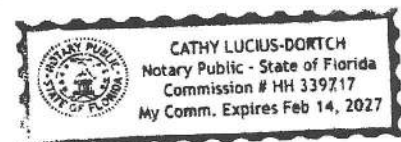
The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, a Florida Notary,

this 6 day of Feb, 2025, by: Terry Lee Rhodes as owner
(Name of Person) (Type of Authority)

for Terry Lee Rhodes who is personally known ☐ OR produced identification ☒
(name of party on behalf of whom instrument was executed)

Type ID DL

Notary Signature Cathy Lucius Dortch (Notary Stamp or Seal)



Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 1/23/2025

Parcel: << 00-00-00-14330-205 (42913) >>

Owner & Property Info

Result: 5 of 15

Owner	RHODES TERRY LEE RHODES KAREN KAY 497 SW DURANT ST FORT WHITE, FL 32038		
Site	497 SW DURANT ST, FORT WHITE		
Description*	LOT 5 FORT WHITE MANOR REPLAT. 779-1102, PB 851-93,93, QC 980-2388, WD 980-2390 WD 1180-2517, WD 1266-522, PB 1393-2276, PB 1406-1009, WD 1433-2284, WD 1527-1774		
Area	1.38 AC	S/T/R	34-6S-16E
Use Code**	SINGLE FAMILY (0100)	Tax District	4
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.			
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.			

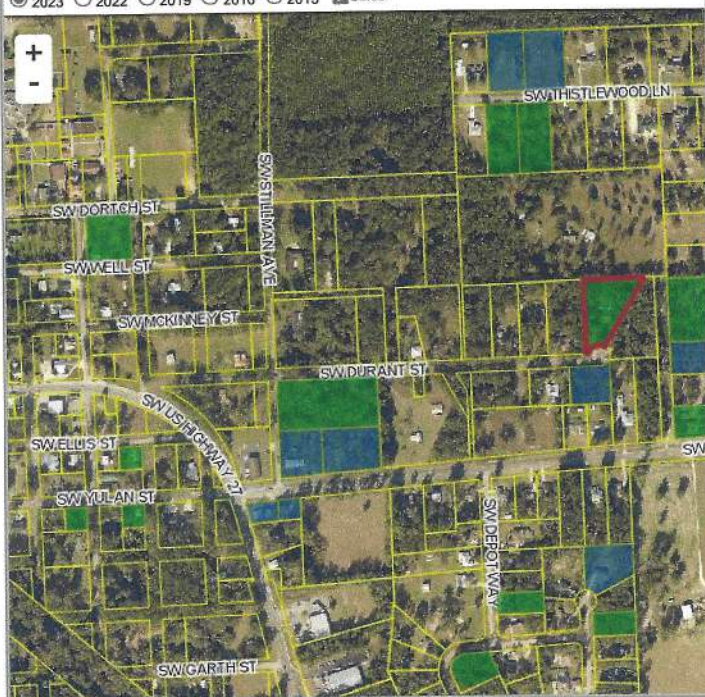
Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$18,000	Mkt Land	\$18,000
Ag Land	\$0	Ag Land	\$0
Building	\$275,837	Building	\$246,346
XFOB	\$26,610	XFOB	\$24,690
Just	\$320,447	Just	\$289,036
Class	\$0	Class	\$0
Appraised	\$320,447	Appraised	\$289,036
SOH/10% Cap	\$104,957	SOH/10% Cap	\$0
Assessed	\$215,490	Assessed	\$289,036
Exempt	HX HB \$50,000	Exempt	\$0
Total	county:\$165,490 city:\$0	Total	county:\$289,036 city:\$0
Taxable	other:\$0 school:\$190,490	Taxable	other:\$0 school:\$289,036

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Picometry Google Maps

2023 2022 2019 2016 2013 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/14/2024	\$335,000	1527 / 1774	WD	I	Q	01
3/26/2021	\$280,000	1433 / 2284	WD	I	Q	01
2/21/2020	\$0	1406 / 1009	PB	I	U	18
12/4/2013	\$196,000	1266 / 522	WD	I	Q	01
9/4/2009	\$199,900	1180 / 2517	WD	I	Q	01
4/15/2003	\$9,000	980 / 2390	WD	V	Q	
8/10/1993	\$4,000	779 / 1102	WD	V	U	12

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2004	2153	3220	\$246,346

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0120	CLFENCE 4	2004	\$432.00	96.00	0 x 0
0280	POOL R/CON	2004	\$18,278.00	512.00	16 x 32
0166	CONC,PAVMT	2004	\$700.00	350.00	0 x 0
0296	SHED METAL	2010	\$800.00	1.00	0 x 0
0031	BARN,MT AE	2015	\$4,480.00	560.00	20 x 28

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (1.380 AC)	1.0000/1.0000 1.0000/1.2000000 /	\$18,000 /LT	\$18,000

Search Result: 5 of 15

by: GrizzlyLogic.com

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