

## NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

**31-3S-16-02415-000**

Clerk's Office Stamp

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): **See attached 31-3S-16-02415-000**  
a) Street (job) Address: **1023 SW Arbor Ln, Lake City, FL 32024**
2. General description of improvements: **Spa Screen Enclosure**
3. Owner Information or Lessee information if the lessee contracted for the improvements:  
a) Name and address: **Carolyn Castagna 1023 SW Arbor Ln, Lake City, FL 32024**  
b) Name and address of fee simple titleholder (if other than owner):  
c) Interest in property: **Owner**
4. Contractor information:  
a) Name and address: **Jaime Brito 517 Vintage Way, Brandon, FL 33511**  
b) Telephone No.: **305-525-5796**
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 No.:
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.:
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  
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

10. *Carolyn Castagna*

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

**Carolyn Castagna**

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 7 day of August, 2025, by: **Carlos Torres** as **Contractor's Agent**  
(Name of Person) (Type of Authority)

for **Carolyn Castagna** who is personally known ☐ OR produced identification ☒  
(name of party on behalf of whom instrument was executed)

Type ID **FL Dr. Lic.**

Notary Signature *[Signature]*

(Notary Stamp or Seal)



**YADAMI MENDOZA**  
Commission # HH 526934  
Expires September 11, 2028

Updated 12/2023

**Property Description**

1023 SW Arbor Ln

Lake City, Florida 32024

**Parcel ID 31-35-16-02415-000**

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN NORTH 00 DEGREES 18 MINUTES 01 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHWEST  $\frac{1}{4}$ , 683.23 FT THENCE SOUTH 88 DEGREES 24 MINUTES 48 SECONDS EAST, 1071.21 FT; THENCE SOUTH 02 DEGREES 29 MINUTES 18 SECONDS WEST, 676.71 FT TO THE SOUTH LINE OF SAID NORTHWEST  $\frac{1}{4}$  OF NORTHWEST  $\frac{1}{4}$ , THENCE NORTH 88 DEGREES 42 MINUTES 09 SECONDS WEST, ALONG SAID SOUTH LINE OF NORTHWEST  $\frac{1}{4}$  OF NORTHWEST  $\frac{1}{4}$ , 1038.11 FT TO THE POINT OF BEGINNING CONTAINING 16.45 ACRES, MORE OR LESS SUBJECT TO EXISTING MAINTAINED ROAD RIGHT-OF-WAYS FOR SW ARBOR LANE ALONG THE SOUTH SIDE THEREOF AND SW HUNTER ROAD ALONG THE WEST SIDE THEREOF.