

NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

05-075-17-09899-000

Clerk's Office Stamp

Inst: 202412008751 Date: 04/29/2024 Time: 4:01 PM
Page 1 of 2 B: 1513 P: 1023, James M Swisher Jr, Clerk of Court
Columbia, County, By: KH
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): See Attached Legal Description
a) Street (job) Address: 157 SW Bethlehem Ave Ft White FL 32056
2. General description of improvements: New Assembly Building
3. Owner Information or Lessee information if the Lessee contracted for the improvements:
a) Name and address: Columbia County PO Box 1529 Lake City FL 32056
b) Name and address of fee simple titleholder (if other than owner):
c) Interest in property: Owner
4. Contractor Information
a) Name and address: McTear Services LLC PO Box 367 O'Brien FL 32071
b) Telephone No.: 386 935 0014
5. Surety Information (if applicable, a copy of the payment bond is attached):
a) Name and address: Cosner Company 1904 Beebe Circle Longwood FL 32750
b) Amount of Bond: 502,000.00
c) Telephone No.: 407 934 0012
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:
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: _____ 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

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

Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, a Florida Notary, this 29 day of April, 2024, by:
Kevin Kirby as _____ for Columbia Co. Board of Comm.
(Name of Person) (Type of Authority) (name of party on behalf of whom instrument was executed)

Personally Known ☒ OR Produced Identification _____ Type _____

Notary Signature

Liliana Bracy

Notary Stamp



L'LANA C. BRADLEY
Notary Public
State of Florida
Comm# HH489386
Expires 3/3/2028