



Electronically Certified Official Record

DOCUMENT INFORMATION

Agency Name: Columbia County Clerk of the Circuit Court and Comptroller

Clerk of the Circuit Court: The Honorable James M. Swisher, Jr.

Date Issued: 10/1/2025 9:45:20 AM

Unique Reference Number: BAA-DAAB-BCACD-CACFBCACCDHA-FHDCAD-I

Instrument Number: 202512022370

Requesting Party Code: 3001

Requesting Party Reference: 76A464B1-27EC-15ED-ACF6-02E229DB44EC-SF

CERTIFICATION

Pursuant to Sections 90.955(1) and 90.902(1), Florida Statutes, and Federal Rules of Evidence 901(a), 901(b)(7), and 902(1), the attached document is electronically certified by The Honorable James M. Swisher, Jr., Columbia County Clerk of the Circuit Court and Comptroller, to be a true and correct copy of an official record or document authorized by law to be recorded or filed and actually recorded or filed in the office of the Columbia County Clerk of the Circuit Court and Comptroller. The document may have redactions as required by law.

HOW TO VERIFY THIS DOCUMENT

This document contains a Unique Reference Number for identification purposes and a tamper-evident seal to indicate if the document has been tampered with. To view the tamper-evident seal and verify the certifier's digital signature, open this document with Adobe Reader software. You can also verify this document by scanning the QR code or visiting <https://Verify.Clerkecertify.com/VerifyImage>.

**The web address shown above contains an embedded link to the verification page for this particular document.



THIS INSTRUMENT PREPARED BY:
 Name: WEST ORANGE ROOFING LLC
 Address: 335 N DUNCAN DR
 TAVARES, FL 32778

NOTICE OF COMMENCEMENT

Permit Number: _____
 Parcel ID Number: 45146-100-01

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. **PROPERTY DESCRIPTION:** (Legal description of the property and street address if available)
 335 SW FREEDOM CT FORT WH 15, FL 32038

LOT 19 ICHTUCKNEE MEADOWS 3D, 461-535, 620-299, 631-1341, WD 1041-59, QC 1163-707, QC 1191-153, WD 1041-532, WD 1170-2109, QC 1310-1157,
 QC 1310-1157, WD 1310-178, WD 1324-405, QC 1402-1716, WD 1475-893.

2. **GENERAL DESCRIPTION OF IMPROVEMENT:**
 RE-ROOF

3. **OWNER INFORMATION OR LESSEE INFORMATION IF THE LESSEE CONTRACTED FOR THE IMPROVEMENT:**

Name and address: Oleg Dukhin of FG EMANUEL & BORGER MARINA 335 SW FREEDOM CT FORT WHITE, FL 32038

Interest in property: OWNER

Fee Simple Title Holder (if other than owner listed above) Name: _____

Address: _____

4. **CONTRACTOR:** Name: WEST ORANGE ROOFING LLC Phone Number: 407-656-8920
 Address: 335 N DUNCAN DR TAVARES, FL 32778

5. **SURETY** (If applicable, a copy of the payment bond is attached): Name: _____

Address: _____

Amount of Bond: _____

6. **LENDER:** Name: _____ Phone Number: _____
 Address: _____

7. Persons within the State of Florida Designated by Owner upon whom notice or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes.

Name: _____ Phone Number: _____

Address: _____

8. In addition, Owner designates _____ of _____ to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes. Phone number: _____

9. Expiration Date of Notice of Commencement (The expiration is 1 year from 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 WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT

(Signature of Owner or Lessor, or Owner's or Lessor's Authorized Officer/Owner/Partner/Manager)

(Print Name and Provide Signature's Title/Office)

State of Florida County of Columbia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of Sep, 2025, by Oleg Dukhin (name of person acknowledging), who is personally known to me; or has produced FGCL as identification.

Signature of Notary Public

