



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:	10/30/2024 11:00:13 AM
Unique Reference Number:	BAA-DAAB-BCACD-CACEBCACCJBF-EAHA AF-E
Instrument Number:	202412022915
Requesting Party Code:	3001
Requesting Party Reference:	1B81EF9A-AD3C-7B05-3F75-C7394C881FD7-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.



Document Prepared By:
Patricia Nasrallah
8604 E Sligh Ave Tampa FL 33610

NOTICE OF COMMENCEMENT

Permit Number _____
Tax Folio/Parcel ID: 11-4S-16-02911-112

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: (legal description of property, and street address)

LOT 12 MAY-FAIR S/D. 768-1762, 881-113, 970-765, WD 1243-1939, WD 1355-1178, WD 1365-2299, WD 1444-1212,
228 SW Pilots Way Lake City FL 32024

2. General description of improvement: Install Photovoltaic Solar System

3. Owner information:

a. Name and address: Sheppard, Roosevelt & Tequilla 228 SW Pilots Way Lake City FL 32024

b. Phone number: 386-292-2483

c. Name and address of fee simple titleholder (if other than owner): _____

4. Contractor:

a. Name and address: Luminate Energy FL LLC 8075 SW 107th Ave #214 Miami FL 33173

b. Phone number: 813-695-9203

5. Surety:

a. Name and address: N/A

b. Amount of bond \$: _____ c. Phone number: _____

6. Lender:

a. Name and address: N/A

b. 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: N/A

b. Phone number: _____

8. In addition to himself, owner designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:

a. Name and address: N/A

b. Phone number: _____

9. The expiration date of the notice of commencement is one (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 WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

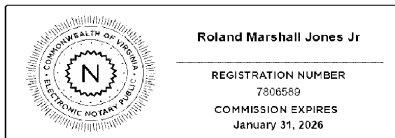
Roosevelt Sheppard

Roosevelt Sheppard

Signature of Owner
STATE OF FLORIDA, COUNTY OF Fairfax

Owner's Printed Names and Title/Office

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this 29th day of October, 2024 by Roosevelt Sheppard (name of person) as Owner (type of authority: e.g., officer, trustee, owner), ☐ who is personally known to me ☒ or who has produced DL -Florida as identification.



01/31/2026
7806589

Roosevelt Sheppard
Signature of Notary Public
Verification Pursuant to Section 92.525, Florida Statutes
Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in are true to the best of my knowledge and belief
Roosevelt Sheppard

Notarized remotely online using communication technology via Proof. Signature of Natural Person Signing Above

