

57

# NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

Clerk's Office Stamp

Inst: 202512021723 Date: 09/24/2025 Time: 10:06AM  
Page 1 of 1 B: 1549 P: 2625, James M Swisher Jr, Clerk of Court  
Columbia, County, By: OA  
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): 34-38-17-06969-000 (27151)  
a) Street (job) Address: 277 SW LLEWELLYN AVE
2. General description of improvements: Storage Buildings
3. Owner Information or Lessee information if the Lessee contracted for the improvements:  
a) Name and address: Mini Storage + Record Storage of Lake City Inc  
b) Name and address of fee simple titleholder (if other than owner): 442 SW St Margaret St.  
c) Interest in property: Lake City FL 32021
4. Contractor Information  
a) Name and address: Mike Todd Construction 171 NE Colburn Ave, Lake City FL  
b) Telephone No.: 32055
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: Mike Todd 171 NE Colburn Ave, Lake City FL 32055  
b) Telephone No.: 386-887-0477
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: Mike Todd of Mike Todd Const.  
b) Telephone No.: 386-887-0477
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. Mike Todd  
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager  
Mike Todd Contractor  
Printed Name and Signatory's Title/Office

The foregoing Instrument was acknowledged before me, a Florida Notary, this 24th day of September, 2025, by:  
Mike Todd as Self for Mike Todd Construction  
(Name of Person) (Type of Authority) (name of party on behalf of whom instrument was executed)

Personally Known X OR Produced Identification \_\_\_\_\_ Type \_\_\_\_\_

Notary Signature

Natalie Zele

Notary Stamp or Seal:

