



## Electronically Certified Official Record

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### 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:** 1/23/2026 8:15:15 AM  
**Unique Reference Number:** BAA-DAAF-BCACD-CACGBCAABCIA-GCHDHC-H  
**Instrument Number:** 202612001280  
**Requesting Party Code:** 3005  
**Requesting Party Reference:** CSC\_78645927-CS

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### 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.



Prepared by:

Michael Lanzafame  
624 67th St. Cir. E  
Bradenton, FL 34208

**NOTICE OF COMMENCEMENT**

State of Florida Permit Number: \_\_\_\_\_  
County of Columbia Tax Folio or Parcel Number: 26-3S-15-00263-000 (821)

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.

- Description of Property** (complete street address with city/state/zip code required; complete legal description or parcel number, if available):  
456 SW KOONVILLE AVE, LAKE CITY, FL 32024-COMM NE COR OF SW1/4, RUN W 59.73 FT TO W/R/W CR-252-A FOR PO...
- General Description of Improvement:** Remove and replace Wadsworth panel inside, installing new disconnect, surge, grounding outside adding a 15amp circuit
- Owner Information:**
  - Name: ENGBRETSON MICHAEL & ENGBRETSON JULIE
  - Address: 456 SW KOONVILLE AVE City/ State/ Zip Code: LAKE CITY, FL 32024
  - Interest in Property: owner
  - Name and Address of Fee Simple Title Holder (if different from the Owner listed above): \_\_\_\_\_
- Contractor Information:**
  - Name: Mister Sparky Phone Number: 941-251-1088
  - Address: 624 67th St. Cir. E City/ State/ Zip Code: Bradenton, FL 34208
- Surety Information:**
  - Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_
  - Address: \_\_\_\_\_ City/ State/ Zip Code: \_\_\_\_\_
- Bond Amount:** \$ \_\_\_\_\_
- Lender Information:**
  - Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_
  - Address: \_\_\_\_\_ City/ State/ Zip Code: \_\_\_\_\_
- 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:**  
Name/ Address/ Phone Number: \_\_\_\_\_
- In addition to himself/ herself, Owner designates the following to receive a copy of Lienor's Notice as provided in Section 713.13(1)(b) Florida Statutes:**  
Name/ Address/ Phone Number: \_\_\_\_\_
- Expiration Date of Notice of Commencement** (the expiration date is one year from the recording date unless a different date is specified here): \_\_\_\_\_

**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.**

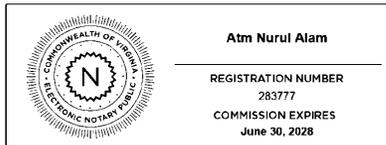
Under penalties of perjury, I declare that I have read the foregoing and that the facts in it are true to the best of my knowledge and belief (Section 92.525, Florida Statutes).

Michael Engebretson ME Michael ~~XXXXXXXXXX~~ Engebretson  
Signature of Owner Printed Name

State of Virginia County of Prince William Sworn to (or affirmed) and subscribed before me ms by means of  
 physical presence or  online notarization, this 21st day of January, 2026 by Michael ~~XXXXXXXXXX~~ Engebretson  
(name of person making statement)

personally known, or  produced identification with type of identification Driver License  
[Signature] Electronic Notary Public Atm Nurul Alam  
Signature of Notary Public Printed or Stamped Commissioned Name of Notary Public

Notarized remotely online using communication technology via Proof.



Notice of Commencement (Updated June 2024 | KS)



Unique Code : BAA-DAAF-BCACD-CACGBCAABICIA-GCHDHC-H Page 1 of 1