

## NOTICE OF COMMENCEMENT

Clerk's Office Stamp

Tax Parcel Identification Number:  
**12-4S-16-02935-206**

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.

- LOT 6 REPLAT OF LOT 9 CANNON CREEK ESTATES S/D, 820-229,**  
**925-1913, WD 1062-1105, WD 1417-819**
1. Description of property (legal description): **925-1913, WD 1062-1105, WD 1417-819**  
a) Street (job) Address: **128 SW Captains Gln, Lake City, FL**
  2. General description of improvements: **Construction of SFR**
  3. Owner information or Lessee information if the Lessee contracted for the improvements:  
a) Name and address: **CANTER ROY C & TERESA L LIVING TRUST 1150 NW 184TH PL, PEMBROKE PINES, FL 33029**  
b) Name and address of fee simple titleholder (if other than owner)  
c) Interest in property
  4. Contractor information:  
a) Name and address: **RJH Construction - Robert Hoag - 6509 264th St, Branford, FL 32008**  
b) Telephone No.: **954.444.7941**
  5. Surety information (if applicable, a copy of the payment bond is attached):  
a) Name and address  
b) Amount of Bond  
c) Telephone No.
  6. Lender:  
a) Name and address  
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  
Broward

10  
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager

Roy Canter  
Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, a Florida Notary.

this 13<sup>th</sup> day of September, 2025, by Roy Canter as Owner of Property  
(Name of Person) (Type of Authority)  
for Canter Roy C & Teresa L Living Trust who is personally known ☐ OR produced identification ☒  
(Name of party on behalf of whom instrument was executed)

Type ID FL Driver License

Notary Signature

(Notary Stamp)



**BRIANNAH RODRIGUEZ**  
Notary Public  
State of Florida  
Comm# HH326092  
Expires 10/26/2026

Updated 12/2023





# Columbia County, FL.

## New Residential Construction Permit #000054378

### Issued October 31, 2025



\* Request inspections by calling 386-719-2023 or visiting <https://www.columbiacountyfla.com/PermitSearch/InspectionCalendar.aspx>

**OWNER:** CANTER ROY G & TERESA L **PHONE:** (541) 472-5019 **ADDRESS:** 128 SW CAPTAINS GLN LAKE CITY, FL 32025  
**LIVING TRUST**

**PARCEL:** 12-4S-16-02935-206 **ZONING:** RESIDENTIAL - LOW RSF-2 **FLOOD ZONE:** AE **Coords:** -82.66,30.16

**SUBDIVISION:** CANNON CREEK EST REPLAT LOT 9 **LOT:** **BLK:** **PHASE:** **UNIT:** **ACRES:** 2.27

#### CONTRACTORS

**NAME:** TABITHA M SIBEL **ADDRESS:** 6779 264TH STREET **PHONE:** 954-444-7941  
**BUSINESS:** RJH CONSTRUCTION **BRANFORD, FL 32008** **LICENSE:** CGC1515388 -

| License    | License Title       | Contractor       | Business                   |
|------------|---------------------|------------------|----------------------------|
| EC13001947 | CERT. ELECTRICAL    | ROBERT LYNCH     | THIRD DAY ELECTRIC LLC     |
| CAC057875  | A/C CLASS B         | TIMOTHY D SHATTO | SHATTO HEATING & AIR, INC. |
| CFC1427145 | PLUMBING CONTRACTOR | CODY BARRS       | BARRS PLUMBING INC         |
| CCC1331967 | CERT. ROOFING       | TABITHA M SIBEL  | RJH CONSTRUCTION           |

#### PROJECT DETAILS

\*MFE = 119.10' DUE TO SFHA, FINAL ELEVATION CERTIFICATE REQUIRED PRIOR TO POWER  
\*EXISTING DWELLING MUST BE BROUGHT FROM 1200 LIVEABLE SQFT TO 800 SQFT, DWELLINGS MUST SHARE POWER SOURCE  
\*FINAL SEPTIC REQUIRED PRIOR TO RELEASE OF POWER  
\*BLOWER DOOR AND FINAL TERMITE REQUIRED PRIOR TO CO

|   |                        |
|---|------------------------|
| <b>THIS IS THE CONSTRUCTION OF A:</b>   | Single Family Dwelling |
| <b>HEATED AREA (SQFT):</b>              | 2844                   |
| <b>TOTAL AREA (SQFT):</b>               | 4093                   |
| <b>STORIES:</b>                         | 2                      |
| <b>BUILDING HEIGHT:</b>                 | 24                     |
| <b>BUILDING CODE CONSTRUCTION TYPE:</b> | V                      |
| <b>BUILDING CODE ELEMENT:</b>           | B                      |
| <b>BUILDING CODE OCCUPANCY TYPES:</b>   | Residential            |
| <b>OCCUPANCY USE TITLE:</b>             | SINGLE FAMILY DWELLING |
| <b>SETBACKS FRONT:</b>                  | 25'                    |
| <b>SETBACK SIDE 1:</b>                  | 10'                    |

**NOTICE:** Addition to the requirements of this permit, there may be restrictions applicable to this property that may be found in the public records of this county and there may be additional permits required from other governmental entities such as water management districts, state or federal agencies.

**"WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT."**

**NOTICE:** All work is to be completed in accordance with the permitted plans and applicable codes of Columbia County, Florida. In order to maintain a valid permit the work authorized must commence within 180 days of issuance and have an approved inspection within every 180 days thereafter.

**NOTICE:** Issuance of a culvert or culvert waiver for your property should not be construed by you or anyone else to mean that your property is buildable pursuant to the Columbia County Land Development Regulations. To determine whether your property is eligible for a building permit please contact the Building and Zoning Department.

**MUST POST ON THE JOBSITE:** Copies of the Permit and Recorded Notice of Commencement for inspection.

10/31/2025 9:46 AM

|   |  |
|---|--|
| SETBACKS REAR:  | 15'  |
| SEPTIC# (00-0000) OR (X00-000):   | 25-0560  |
| SERVICE AMPS:   | 200  |
| BUILDING CODE EDITION:  | 2023 Florida Building Code 8th Edition and 2020 National Electrical Code   |
| ELEVATION REGULATION:   | Special Flood Hazard Area  |
| FINISHED FLOOR REQUIREMENT:   | 119.10' One foot above FEMA Map Elevation  |
| REQUIREMENT NEEDED:   | By Permanent Power Inspection  |
| DOCUMENT NEEDED IS :  | an Elevation Certificate for Finished Construction   |
| DOCUMENT RECEIVED :   | No   |
| FEMA MAP NUMBER :   | 12023C0293D  |
| IN FLOODWAY :   | N  |
| SEALED ROOF DECKING OPTIONS. (MUST SELECT ONE OPTION PER FBC 2023 8TH EDITION): | two layers of felt underlayment comply ASTM 0226 Type II or ASTM D4869 Type III or IV, or two layers of a synthetic underlayment meeting the performance requirements specified, lapped and fastened as specified. |

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