

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,

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(j)(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 Carter

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 13th day of September, 2025, by: Roy Carter as Owner of Property
(Name of Person) (Type of Authority)

for Carter Roy C & Teresa L Living Trust
(name of party on behalf of whom instrument was executed)

who is personally known OR produced identification

Type ID FL Driver License

Notary Signature

(Notary Stamp)



BRIANNAH RODRIGUEZ

Notary Public
State of Florida
Comm HHS26092
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 LIVING TRUST **PHONE:** (541) 472-5019 **ADDRESS:** 128 SW CAPTAINS GLN LAKE CITY, FL 32025

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

BUSINESS: RJH CONSTRUCTION

ADDRESS:
6779 264TH STREET
BRANFORD, FL 32008 **PHONE:** 954-444-7941

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

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

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IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST
BE POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU
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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 RECEIEVED :	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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