

NOTICE OF COMMENCEMENT

Clerk's Office Stamp

Tax Parcel Identification Number:

18-55-17-09380-126

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): Lot 26 Oaks of Lake City PHS I. WD. 1351-600,----
a) Street (job) Address: 807 SW Mandana DR Lake City FL 32024
2. General description of improvements: INSTALLATION OF STANDBY GENERATOR
3. Owner Information or Lessee information if the Lessee contracted for the improvements:
a) Name and address: KEE MITCHELL 807 SW MANDANA DR LAKE CITY, FL 32024
b) Name and address of fee simple titleholder (if other than owner) N/A
c) Interest in property OWNER
4. Contractor Information
a) Name and address: HOLLY ELECTRIC, INC PO BOX 2266 LAKE CITY FL 32056
b) Telephone No.: 386-755-8944
5. Surety Information (if applicable, a copy of the payment bond is attached):
a) Name and address: N/A
b) Amount of Bond: 1
c) Telephone No.: 1
6. Lender
a) Name and address: N/A
b) Phone No.: 1
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: N/A
b) Telephone No.: 1
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: N/A OF 1
b) Telephone No.: 1
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): 1

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, ARTICLE VII, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR THE SAME WORK. THE 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. KEE L MITCHELL / OWNER
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager

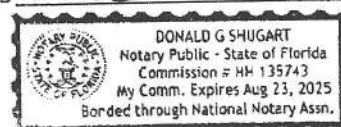
KEE L MITCHELL / OWNER
Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, a Florida Notary,
this 14 day of FEB, 2025, by: KEE L MITCHELL as OWNER
(Name of Person) (Type of Authority)
for 1 who is personally known ☐ OR produced identification ☒
(name of party on behalf of whom instrument was executed)

Type ID FLDL

Notary Signature

(Notary Stamp or Seal)



Columbia County Property Appraiser

Jeff Hampton

2025 Working Values

updated: 11/28/2024

Parcel: << 18-5S-17-09280-126 (34019) >>

Owner & Property Info

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Owner	MITCHELL REX L MITCHELL KAREN 807 SW MANDIBA DR LAKE CITY, FL 32024		
Site	807 SW MANDIBA DR, LAKE CITY		
Description*	LOT 26 OAKS OF LAKE CITY PHS 1. WD 1351-600, WD 1362-1615, WD 1412-1919, WD 1430-1069, WD 1455-1477.		
Area	1.04 AC	S/T/R	18-5S-17
Use Code**	SINGLE FAMILY (0100)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2024 Certified Values		2025 Working Values	
Mkt Land	\$55,000	Mkt Land	\$55,000
Ag Land	\$0	Ag Land	\$0
Building	\$319,152	Building	\$319,152
XFOB	\$52,053	XFOB	\$52,053
Just	\$426,205	Just	\$426,205
Class	\$0	Class	\$0
Appraised	\$426,205	Appraised	\$426,205
SOH/10% Cap	\$63,812	SOH/10% Cap	\$52,940
Assessed	\$362,393	Assessed	\$373,265
Exempt	HX HB	Exempt	HX HB
Total Taxable	county:\$312,393 city:\$0 other:\$0 school:\$337,393	Total Taxable	county:\$323,265 city:\$0 other:\$0 school:\$348,265

NOTE: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
12/20/2021	\$40,000	1455 / 1477	WD	V	Q	01
9/14/2021	\$100	1447 / 2141	WD	V	U	11
2/11/2021	\$29,500	1430 / 1069	WD	V	Q	01
6/2/2020	\$23,000	1412 / 1919	WD	V	U	37
6/15/2018	\$100	1362 / 1615	WD	V	U	11
1/8/2018	\$135,000	1351 / 600	WD	V	Q	05 (Multi-Parcel Sale) - show

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SINGLE FAM (0100)	2022	2046	3091	\$319,152

*Bldg_Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims
0166	CONC,PAVMT	2022	\$3,240.00	1080.00	x
0166	CONC,PAVMT	2022	\$1,710.00	570.00	x
0280	POOL R/CON	2022	\$32,928.00	480.00	15 x 32
0282	POOL ENCL	2022	\$14,175.00	1050.00	25 x 42

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0100	SFR (MKT)	1.000 LT (1.040 AC)	1.0000/1.0000 1.0000/ /	\$55,000 /LT	\$55,000

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by: GrizzlyLogic.com

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Aerial Viewer Pictometry Google Maps

2023 2022 2019 2016 2013 Sales

