



Electronically Certified Official Record

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:	9/4/2025 12:45:19 PM
Unique Reference Number:	BAA-DAAB-BCACD-CACFBCACAAJC-FFIHHHC-D
Instrument Number:	202512020092
Requesting Party Code:	3001
Requesting Party Reference:	17996DAC-7119-6BE3-2F0A-876999145CBF3-SF

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

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**The web address shown above contains an embedded link to the verification page for this particular document.



NOTICE OF COMMENCEMENT

Clerk's Office Stamp

Tax Parcel Identification Number:

04-4S-16-02772-052

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**.

THE N 282.42 FT OF E1/2 OF NE1/4 OF SW1/4 EX RD R/W. 435-744, 535-443

1. Description of property (legal description): 621-352, 739-456, 741-867, CT 859-294, 898-935, 914-1036, WD 1463-1572, WD 1519-164, WD 1525-1656

a) Street (job) Address: 119 SW SHADY LN, LAKE CITY

2. General description of improvements: Replacement of New Mobile home

3. Owner Information or Lessee information if the Lessee contracted for the improvements:

a) Name and address: Martin McCarthy - Authorized Member /QUINTESSA LAKE CITY LLC / 492 NORRISTOWN RD BLUE BELL, PA 19422

b) Name and address of fee simple titleholder (if other than owner): N/A

c) Interest in property: N/A

4. Contractor Information

a) Name and address: Ian Ortega/Top Notch Mobile Homes LLC 1600 Tyringham Rd. Eustis, FL 32726

b) Telephone No.: 352-457-9958

5. Surety Information (if applicable, a copy of the payment bond is attached):

a) Name and address: N/A

N/A

b) Amount of Bond: N/A

N/A

c) Telephone No.: N/A

6. Lender

a) Name and address: N/A

b) Phone No.: N/A

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.: N/A

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 N/A

b) Telephone No.: N/A

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): N/A

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.

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

Martin McCarthy/ Authorized Memeber

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 17th day of June, 2025, by: Martin McCarthy as Authorized Member

(Name of Person)

(Type of Authority)

for QUINTESSA LAKE CITY LLC

(name of party on behalf of whom instrument was executed)

who is personally known ☒ OR

produced identification ☐

Type ID

Notary Signature

(Notary Stamp or Seal)

Commonwealth of Pennsylvania - Notary Seal
Vicki Marie Kramer, Notary Public
Montgomery County Updated 12/2023
My commission expires September 13, 2027
Commission number 1355949
Member, Pennsylvania Association of Notaries