

NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

16-6S-16-03832-109

Clerk's Office Stamp

Inst: 202512001906 Date: 01/30/2025 Time: 12:44PM
Page 1 of 1 B: 1532 P: 673, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC Deputy Clerk

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 1,2,&3 BLK C Ichetucknee Pine S/D
a) Street (*job*) Address: 1545 SW Centerville Ave, Ft. White, FL 32038
2. General description of improvements: Addition
3. Owner Information or Lessee information if the Lessee contracted for the improvements:
a) Name and address: Reed and Susan Kellner, 1202 Barnstable Cr., Wellington, FL 33414
b) Name and address of fee simple titleholder (if other than owner) _____
c) Interest in property _____
4. Contractor Information
a) Name and address: Bryan Zecher, 2370 SW SR 47, Lake City, FL 32025
b) Telephone No.: 386-752-8653
5. Surety Information (if applicable, a copy of the payment bond is attached): N/A
a) Name and address: _____
b) Amount of Bond: _____
c) Telephone No.: _____
6. Lender N/A
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 COLUMBIA

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

Reed Kellner

Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, by means of X physical presence or _____ online notarization, a Florida Notary, this 22nd day of January, 2025, by: Reed Kellner as _____
(Name of Person) (Type of Authority)
for _____ who is personally known X OR produced identification _____
(name of party on behalf of whom instrument was executed)

Notary Signature _____ Notary Stamp or Seal:

