



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:	6/25/2025 12:45:16 PM
Unique Reference Number:	BAA-DAAB-BCACD-CACFBCABEFBD-FCCJHE-B
Instrument Number:	202512014513
Requesting Party Code:	3001
Requesting Party Reference:	56BB55EC-DE16-4C3D-E064-F876DAB2D372-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

This document contains a Unique Reference Number for identification purposes and a tamper-evident seal to indicate if the document has been tampered with. To view the tamper-evident seal and verify the certifier's digital signature, open this document with Adobe Reader software. You can also verify this document by scanning the QR code or visiting <https://Verify.Clerkecertify.com/VerifyImage>.

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



Document Prepared By:
Patricia Nasrallah
6919 Senej Dr Tampa FL 33610

NOTICE OF COMMENCEMENT

Permit Number _____
Tax Folio/Parcel ID: 26-3S-16-02308-105 (8406)

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement:

1. Description of property: (legal description of property, and street address)

LOT 28 FAIRWAY VIEW UNIT 4. 622-512, 994-82, WD 1270-1445, FJ 1373-1915, WD 1393- 2605,
131 Broomsage Ct Lake City 32055

2. General description of improvement: Roof Replacement

3. Owner information:

a. Name and address: Irwin, Mark & Melissa 131 Broomsage Ct Lake City 32055

b. Phone number: _____

c. Name and address of fee simple titleholder (if other than owner): _____

4. Contractor:

a. Name and address: Solar Roofing & Construction Specialist Corp 1130 1st St S Winter Haven FL 33880

b. Phone number: 813-695-9203

5. Surety:

a. Name and address: N/A

b. Amount of bond \$: _____ c. Phone number: _____

6. Lender:

a. Name and address: N/A

b. Phone number: _____

7. Persons 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. Phone number: _____

8. In addition to himself, owner designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(1) (b), Florida Statutes:

a. Name and address: N/A

b. Phone number: _____

9. The expiration date of the notice of commencement is one (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 WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Mark Irvin

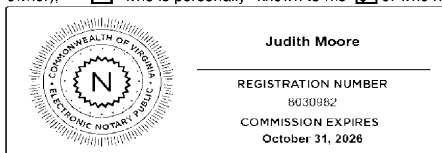
Signature of Owner

Mark Irvin

Owner's Printed Names and Title/Office

STATE OF FLORIDA, COUNTY OF Frederick

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this 24th day of June, 2025 by Mark Irvin (name of person) as Owner (type of authority: e.g., officer, trustee, owner), ☐ who is personally known to me ☒ or who has produced FL Driver License as identification.



Judith Moore

Signature of Notary Public

Verification Pursuant to Section 92.525, Florida Statutes

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in are true to the best of my knowledge and belief

Mark Irvin

Signature of Natural Person Signing Above

Notarized remotely online using communication technology via Proof.

