

Recording Stamp



TAX ID/PARCEL #:

22-7S-116-04292-004

NOTICE OF COMMENCEMENT

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.

- Description of property (legal description): *COMM SE COR OF SW 1/4 OF NE 1/4, N 41/2 FT FOR POB, CONT N 320.88 FT, W 680.36 FT, S 320.88 FT, E 680.36 FT TO POB. 617-452, LE 917-1096, PB 1178-1728, DC 1178-1740, PB 1178-1751, DC 1269-2053, DC 1379-2027, 2028, LE 1421-1894, WD 1434-534*
 - Street (job) Address: *3000 SW 874 AVE, NUE FORT WHITE, FL 32038*
- General description of improvements: *NEW RESIDENTIAL CONSTRUCTION*
- Owner Information or Lessee information if the Lessee contracted for the improvements
 - Name and Address: *Charles and Brittany Teggart, 3000 SW 874 Ave, Fort White, FL 32038*
 - Name and Address of fee simple titleholder (if other than owner):
 - Interest in property:
- Contractor Information
 - Name and Address: *Jessica Matthews/Matthews Construction Services, LLC*
 - Telephone #: *6149 SW CR 341, Trenton, FL 32693 352.354.8006*
- Surety Information (if applicable, a copy of the payment bond is attached)
 - Name and Address:
 - Amount of Bond:
 - Telephone #:
- Lender
 - Name and Address:
 - Telephone #:
- 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
 - Name and Address:
 - Telephone #:
- 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
 - Name:
 - Telephone #:
- 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 SITE OF THE IMPROVEMENT 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.

STATE OF FLORIDA
COLUMBIA COUNTY

Brittany Teggart
Signature of Owner or Lessee or Owner's or Lessee's Authorized Officer/Director/Partner/Manager
Charles Teggart / Brittany Teggart
Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me by means of ☒ physical presence or sworn to (or affirmed) by ☐ online notarization *8th* day of *June*, 2026, by *Charles and Brittany Teggart* as *owners* for *themselves*

Personally Known ☒ OR Produced Identification ☐ Type of ID Produced _____

SEAL/STAMP:

Elania Spain
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA
PRINT, TYPE, OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC



Elania Spain
Comm.: HH 680557
Expires: Jun. 7, 2029
Notary Public - State of Florida

Published 10/2025