



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:	4/30/2026 10:15:31 AM
Unique Reference Number:	BAA-DAAB-BCACD-CACGBCAAJGIJ-GIABID-A
Instrument Number:	202612009689
Requesting Party Code:	3001
Requesting Party Reference:	01B224C3-FBDB-D8F2-060E-F5B32BD536AE-SF

CERTIFICATION

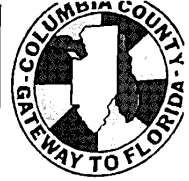
Pursuant to Sections 90.955(1) and 90.902(1), Florida Statutes, and Federal Rules of Evidence 901(a), 901(b)(7), and 902(1), the attached document is electronically certified by The Honorable James M. Swisher, Jr., Columbia County Clerk of the Circuit Court and Comptroller, to be a true and correct copy 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.





Recording Stamp

TAX ID/PARCEL #:

NOTICE OF COMMENCEMENT

34 - 6S - 16 - 04056 - 116

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):** LOT 16 THORNWOOD S/D WD 1030-2804, WD1162-2025
a. Street (job) Address: 201 SW Thistlewood Ln Fort White, FL 32038
- General description of improvements:**
- Owner Information or Lessee information if the Lessee contracted for the improvements**
a. Name and Address: SANDRA A MCNEELY - 201 SW THISTLEWOOD LANE FORT WHITE, FL 32038
b. Name and Address of fee simple titleholder (if other than owner): N/A
c. Interest in property: OWNER
- Contractor Information**
a. Name and Address: J&M RESIDENTIAL SERVICES FL DIVISION, LLC - 6020 PKWY DR N #500 CUMMING, GA. 30040
b. Telephone #: 904-337-0509
- Surety Information (if applicable, a copy of the payment bond is attached)**
a. Name and Address: N/A
b. Amount of Bond: N/A
c. Telephone #: N/A
- Lender**
a. Name and Address: N/A
b. Telephone #: N/A
- 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 #: N/A
- 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
b. Telephone #: N/A
- 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 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

Sandra McNeely
Signature of Owner, or Lessee, or Owner's or Lessee's Authorized Officer, Director, Partner/Manager
Sandra McNeely
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, 29 day of April, 2026, by Sandra McNeely as owner for Amanda Larose

Personally Known OR Produced Identification Type of ID Produced DL

A Larose
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

AMANDA LAROSE
Notary Public - State of Florida
Commission # HH 692647

Unique Code : BAA-DAAB-BCACD-CACBBAJGJU-GIABID-A Page 1 of 1