

Recording Stamp



TAX ID/PARCEL #:

NOTICE OF COMMENCEMENT

25-15-16-04321-023

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) See Attached Exhibit A Legal Description
 - a. Street (job) Address: 220 SW GEMINI GLN, FORT WHITE
2. General description of improvements:
3. Owner Information or Lessee Information if the Lessee contracted for the improvements
 - a. Name and Address: Nathan Brady, 220 SW GEMINI GLN, FORT WHITE
 - b. Name and Address of fee simple titleholder (if other than owner):
 - c. Interest in property: Owner
4. Contractor Information
 - a. Name and Address: Nathan Brady, 220 SW GEMINI GLN, FORT WHITE, FL 32038
 - b. Telephone #: 3173449305
5. Surety Information (if applicable, a copy of the payment bond is attached)
 - a. Name and Address:
 - b. Amount of Bond:
 - c. Telephone #:
6. Lender
 - a. Name and Address:
 - b. Telephone #:
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 #:
8. In addition to himself or herself, Owner designates the following person to receive a copy of the Llenor's Notice as provided in Section 713.13(1)(b), Florida Statutes
 - a. Name:
 - b. Telephone #:
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):

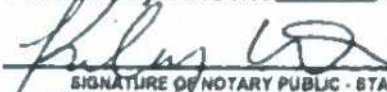
WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE 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
ALACHUA


Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Partner/Manager
Nathan Brady Owner
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 7th day of July, 2026, by Nathan C. Brady
DATE MONTH YEAR NAME OF PERSON
as _____ for _____
TYPE OF AUTHORITY - OFFICER, TRUSTEE, ATTORNEY IN FACT NAME OF PART ON BEHALF OF WHOM INSTRUMENT WAS EXECUTED

Personally Known ☐ OR Produced Identification ☒ Type of ID Produced FLDL#B16216-502-96-900-0


SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA
Kiley White
PRINT, TYPE, OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC

SEAL/STAMP:



Published 10/2025

Exhibit A

SOUTH ONE-HALF OF EAST ONE-HALF OF WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (S 1/2 OF E 1/2 OF W 1/2 OF SW 1/4 OF NE 1/4) OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, LESS ROAD RIGHT OF WAYS AND UTILITY EASEMENTS, ALSO KNOWN AS THE SOUTH ONE-HALF (S 1/2) OF TRACT 15, SECTION 1, RUM ISLAND RANCHES.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THAT CERTAIN PROPERTY DESCRIBED AS FOLLOWS:

THE NORTHERLY 671.45 FEET OF LOT 17 OF RUM ISLAND RANCHES, AN UNRECORDED SUBDIVISION (MEASURED ALONG THE EAST LINE OF LOT 17) OF THE EASTERLY 25.00 FEET OF LOT 17 (MEASURED PERPENDICULAR TO SAID EAST LINE OF LOT 17).

ALSO, THE NORTHERLY 671.45 FEET OF LOT 16, OF SAID RUM ISLAND RANCHES (MEASURED ALONG THE WEST LINE OF SAID LOT 16), OF THE WESTERLY 25.00 FEET OF LOT 16 (MEASURED PERPENDICULAR TO THE SAID WEST LINE OF LOT 16), ALSO THAT PART OF LOTS 13, 14, 15 AND 16 OF RUM ISLAND RANCHES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 16 AS A POINT OF REFERENCE, RUN SOUTH 0 DEG. 42 MIN. 02 SEC. EAST ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 621.45 FEET, THENCE RUN NORTH 88 DEG. 38 MIN. 01 SEC. EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING, THENCE FROM SAID POINT OF BEGINNING CONTINUE NORTH 88 DEG. 38 MIN. 01 SEC. EAST, A DISTANCE OF 960.20 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE WEST LINE OF SAID LOT 13 AND A CURVE, CONCAVED WESTERLY, HAVING A CENTRAL ANGLE OF 299 DEG. 59 MIN. 44 SEC. AND A RADIUS OF 50.00 FEET, THENCE RUN NORTHEASTERLY, EASTERLY, SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 261.80 FEET TO A POINT OF INTERSECTION OF THE SAID WEST LINE OF LOT 13 AND SAID CURVE, (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING SOUTH 0 DEG. 41 MIN. 26 SEC. EAST, 50.00 FEET, SAID CHORD ALSO LYING ALONG THE SAID WEST OF LOT 13), THENCE FROM SAID INTERSECTION RUN SOUTH 88 DEG. 38 MIN. 01 SEC. WEST, A DISTANCE OF 960.19 FEET, THENCE RUN NORTH 0 DEG. 42 MIN. 02 SEC. WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

AND

THE NORTH 1/2 OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (E 1/2 OF W 1/2 OF NW 1/4 OF SE 1/4) OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, LESS ROAD RIGHTS OF WAY AND UTILITY EASEMENTS, ALSO KNOWN AS TRACT 34 RUM ISLAND RANGES, COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH A 1998 PALM DOUBLEWIDE MOBILE HOME CONTAINING VIN #PH0910531AFL AND VIN #PH0910531BFL.