

50062

NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

02-4S-17-07479-000

Clerk's Office Stamp

Inst: 202412011778 Date: 06/06/2024 Time: 3:38PM
 Page 1 of 1 B: 1516 P: 419, 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): PARCEL ID 07479-000
 a) Street (Job) Address: 133 SE NEWELL DR, LAKE CITY, FL 32025
2. General description of improvements: CONSTRUCT A 15,000SF STEEL WORK SHED
3. Owner Information or Lessee information if the Lessee contracted for the improvements:
 a) Name and address: TOWNHOMES, LLC, 133 SE NEWELL ST, LAKE CITY, FL 32025
 b) Name and address of fee simple titleholder (if other than owner)
 c) Interest in property OWNER
4. Contractor Information
 a) Name and address: KEVIN BEDENBAUGH JR, CUTTING EDGE DEVELOPMENT LLC 792 SW BASCOM NORRIS DR, LAKE CITY, FL
 b) Telephone No.: 386-365-5264
5. Surety Information (if applicable, a copy of the payment bond is attached):
 a) Name and address: NA
 b) Amount of Bond:
 c) Telephone No.:
6. Lender
 a) Name and address: NA
 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: NA
 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(l)(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

Todd Frier
 10. Todd Frier (Jun 6, 2024 15:13 EDT)

Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager

TODD FRIER, MEMBER

Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☒ online notarization, a Florida Notary,
 this 6th day of June, 2024, by: Todd Frier as owner/builder
 (Name of Person) (Type of Authority)
 for _____ who is personally known ☐ OR produced identification ☒
 (name of party on behalf of whom instrument was executed)

Type ID Drivers License

Notary Signature Carmen Gray (Notary Stamp or Seal)

