

Loan Number: 2020036281

This Instrument Prepared By:
Jocelyn Hill
First Federal Bank
9700 Touchton Rd
Jacksonville, FL 32246

After Recording Return To:
FIRST FEDERAL BANK ISAOA/ATIMA
3010 ROYAL BOULEVARD SOUTH, SUITE 230
ALPHARETTA, GEORGIA 30022

Inst: 202212016370 Date: 08/19/2022 Time: 3:59PM
Page 1 of 5 B: 1473 P: 2261, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk

[Space Above This Line For Recording Data]

Permit No.:

Tax Folio No.: 01-6S-15-00490-000

NOTICE OF COMMENCEMENT

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: TBD SW Ichetucknee Ave, Fort White, Florida 32038
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".
A.P.N.: 01-6S-15-00490-000
2. General description of improvement: Construction of Residential Single Family Home
3. Owner information or Lessee information if the Lessee contracted for the improvement:
 - a. Name and address: Walter Richard Johnson II, Karlie Ann Johnson
8120 Kilwinning Lane
Jacksonville, Florida 32244

- b. Interest in property: FeeSimple
- c. Name and address of fee simple title holder (if other than Owner): _____


4. a. Contractor (name and address): FLA. HOMES, INC., REALTY/CONSTRUCTION
13919 NW 145th Avenue
Alachua, FL 32615
- b. Contractor's phone number: (386) 418-4663
5. Surety (if applicable, a copy of the payment bond is attached):
- a. Name and address: _____


- b. Phone Number: _____
- c. Amount of bond: _____
6. a. Lender: FIRST FEDERAL BANK
9700 TOUCHTON RD, SUITE 101
JACKSONVILLE, FLORIDA 32246
- b. Lenders phone number: (904) 398-7859
7. Persons within the State of Florida designated by Owner upon whom notices or other document may be served as provided by Section 713.13 (1) (a) 7, Florida Statutes:
- a. Name and address: _____

- b. Phone numbers of designated persons: _____
8. a. In addition to himself, Owner designates FIRST FEDERAL BANK
of _____
to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statues.

- b. Phone number of person or entity designated by owner: _____
9. Expiration date of notice of commencement (the expiration date is 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.

 8.18.22
Borrower Walter Richard Johnson II Date

 8.18.22
Borrower Karlie Ann Johnson Date

State of FLORIDA)
)
County of Columbia)

Sworn to (or affirmed) and subscribed before me by means of:

☒ Physical Presence,

- OR -

☐ Online Notarization,

this 18th day of August, 2022, by
Date Month Year

Walter Richard Johnson, II and Karlie Ann Johnson, husband and wife

Name of Person Making Statement



Patricia Lang
Signature of Notary Public - State of Florida

PATRICIA LANG

Name of Notary Typed, Printed or Stamped

(Place Notary Seal Stamp Above)

☐ Personally Known
☒ Produced Identification

Type of Identification Produced: Driver's License

EXHIBIT "A"

PARCEL 2:

A PARCEL OF LAND LYING AND BEING IN SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$, SECTION 1, TOWNSHIP 6 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHWEST CORNER OF SAID SW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$, AND RUN THENCE NORTH 00 DEG. 19 MIN. 52 SEC. WEST, ALONG THE WEST LINE OF SAID SW $\frac{1}{4}$ OF NE $\frac{1}{4}$, A DISTANCE OF 1003.61 FEET; THENCE NORTH 89 DEG. 51 MIN. 48 SEC. EAST, A DISTANCE OF 721.02 FEET TO EASTERLY (COUNTY MAINTAINED) RIGHT OF WAY OF SW YALE TERRACE, AND THE POINT OF BEGINNING; THENCE SOUTH 19 DEG. 54 MIN. 22 SEC. EAST, ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 72.78 FEET; THENCE SOUTHEASTERLY ALONG AN ARC OF CURVE HAVING A RADIUS OF 215 FEET, A CENTRAL ANGLE OF 27 DEG. 19 MIN. 34 SEC., AN ARC DISTANCE OF 102.54 FEET, A CHORD BEARING OF SOUTH 06 DEG. 14 MIN. 35 SEC. EAST, AND CHORD DISTANCE OF 101.57 FEET, ALONG SAID WESTERLY RIGHT OF WAY; THENCE SOUTH 07 DEG. 25 MIN. 12 SEC. WEST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 209.95 FEET; THENCE SOUTH 04 DEG. 23 MIN. 19 SEC. WEST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 124.25 FEET; THENCE NORTH 89 DEG. 36 MIN. 43 SEC. EAST, A DISTANCE OF 569.95 FEET; THENCE NORTH 00 DEG. 26 MIN. 03 SEC. EAST, A DISTANCE OF 498.99 FEET; THENCE SOUTH 89 DEG. 51 MIN. 48 SEC. WEST, A DISTANCE OF 565.36 FEET TO THE POINT OF BEGINNING.