


PREPARED BY & RETURN TO:
Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055

File No. 4-12493

Permit Number: _____

Inst: 202312019558 Date: 10/18/2023 Time: 9:49AM
Page 1 of 3 B: 1501 P: 38, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC 
Deputy Clerk

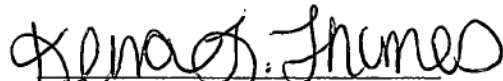
NOTICE OF COMMENCEMENT

State of Florida
County of Columbia

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 Southwest Plymouth Avenue, Fort White, FL 32038
Tax Folio No.: 000000-14307-005
For Legal Description, see Exhibit "A" attached hereto and made a part hereof.
2. **GENERAL DESCRIPTION OF IMPROVEMENT:** Construction of Residential Single Family Dwelling
3. **OWNER INFORMATION OR LESSEE INFORMATION (IF THE LESSEE CONTRACTED FOR THE IMPROVEMENT):**
 - (a) Name and address: Kierra L. Thomas
422 Southwest Wilson Springs Road, Fort White, FL 32038
 - (b) Interest in property: Fee Simple
 - (c) Name and address of fee simple titleholder (if different from Owner listed above):
4.
 - (a) **CONTRACTOR'S NAME:** John F. Crawford Homes
Contractor's address: 14368 NW 161st Ave., Alachua, FL 32615
 - (b) Phone number: 904-338-5683
5. **SURETY** (if applicable, a copy of the payment bond is attached): n/a
6.
 - (a) **LENDER'S NAME:** First Federal Bank
Lender's address: 9700 Touchton Road STE 101, Jacksonville FL 32246
 - (b) Lender's phone number: (877) 499-0572
7. Persons 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) Phone numbers of designated persons:
8.
 - (a) In addition to himself or herself, Owner designates Michael Harrell of Abstract Trust Title at 283 NW Cole Terrace, Lake City FL 32055 to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.
 - (b) Phone number of person or entity designated by owner: 386-752-0946
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 WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.


Kierra L. Thomas

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this
13 day of October, 2023, by Kierra L. Thomas.



Signature of Notary Public
Print, Type/Stamp Name of Notary



MADISON M. WILLIAMS
Notary Public
State of Florida
Comm# HH213818
Expires 1/5/2026

Personally Known: _____ OR Produced Identification: ☒ _____
Type of Identification
Produced: DL

Verification pursuant to Section 92.525, Florida Statutes.

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.



Kierra L. Thomas

EXHIBIT "A"

Notice is hereby given pursuant to Section 713.135 Florida Statutes that a Notice of Commencement has been filed for recording for the property whose legal description is:

Parcel No. 5

Commence at the Northwest corner of Block F, TOWN OF FT. WHITE, Columbia County, Florida and run thence S 3°11'59" W along the West line of said Block F, 639.17 feet to the POINT OF BEGINNING, thence continue S 3°11'59" W along said West line of Block F, 141.70 feet; thence S 87°18'58" E, 119.89 feet to the West Right-of-Way line of Hill Road (60' R/W) thence N 2°40'11" E along said West Right-of-Way line, 12.91 feet, thence N 13°22'44" E along said West Right-of-Way line, 343.11 feet; thence N 86°48'01" W, 140.40 feet; thence S 3°11'59" W, 210.00 feet, thence N 86°48'01" W, 40.00 feet to the POINT OF BEGINNING.

LESS AND EXCEPT any portion lying within the existing road right-of-way.