

NOTICE OF COMMENCEMENT

Clerk's Office Stamp

Tax Parcel Identification Number:

26-4S-16-03189-002 (47252)

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*): 26-4S-16-03189-002 (47252) *see attached page
 - a) Street (*job*) Address: 463 SW Dyal Avenue, Lake City, FL 32024
2. General description of improvements: Re Roof
3. Owner Information or Lessee information if the Lessee contracted for the improvements:
 - a) Name and address: Claudius & Linda Johns 463 SW Dyal Avenue, Lake City, FL 32024
 - b) Name and address of fee simple titleholder (if other than owner)
 - c) Interest in property Full
4. Contractor Information
 - a) Name and address: Prestige Roofing & More LLC 289 SW Bedenbaugh Lane Lake City, FL 32025
 - b) Telephone No.: 386-365-5264
5. Surety Information (if applicable, a copy of the payment bond is attached):
 - a) Name and address:
 - b) Amount of Bond:
 - c) Telephone No.:
6. Lender
 - a) Name and address:
 - 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:
 - 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(1)(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

10.

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

Claudius F. Johns, III owner
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 16 day of Sept, 2025, by: Claudius Johns III
(Name of Person) (Type of Authority)
for _____ who is personally known ☒ OR produced identification ☐
(name of party on behalf of whom instrument was executed)

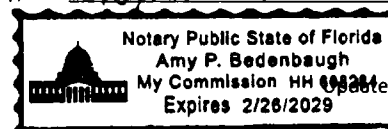
Type ID

N/A

Notary Signature

Amy Bedenbaugh

(Notary Stamp or Seal)



12/2023

BEG SW COR OF SW1/4 OF NW1/4, RUN N ALONG SEC LINE
1022.26 FT, E APPROX 750.65 FT, S 1040.19 FT, W 803.95 FT TO
POB EX A STRIP OF LAND DESC IN ORB 1101-1010. ORB 371-
702, 764-1262, COMM SE COR OF SE1/4 OF NE1/4, RUN S 84
DEG W 50.07 FT, N 575 FOR POB, RUN W 200.6 FT TO E R/W
ACL RR, NE ALONG R/W 525 FT, E TO E LINE OF SEC, S ALONG
SEC LINE PROX 450.56 FT, W 49.96 FT TO POB & EX 10.38 AC
DESC IN WD 1532-1717. 371-702, 423-274, LE 1532-1721,