

# NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

33-35-17-06826-000

Clerk's Office Stamp

Inst: 202512016849 Date: 07/28/2025 Time: 10:54AM  
Page 1 of 1 B: 1545 P: 1298, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC/M  
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):

a) Street (job) Address: 712 SW ELOISE AVE

2. General description of improvements:

NEW METAL ROOF ON HOUSE

3. Owner Information or Lessee Information if the Lessee contracted for the improvements:

a) Name and address: W. Keith Hudson, 198 NE RUSKIN WAY, LC 32055

b) Name and address of fee simple titleholder (if other than owner):

c) Interest in property:

4. Contractor Information

a) Name and address: Robert Fensel 537 SW SABLE AVE L.C. FL 32024

b) Telephone No.: 386 961-2774

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:

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. W. Keith Hudson  
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager

W. Keith Hudson - owner  
Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, a Florida Notary, this 22 day of July, 2025, by:

W. Keith Hudson as owner  
(Name of Person) (Type of Authority)

W. Keith Hudson  
(name of party on behalf of whom instrument was executed)

Personally Known X OR Produced Identification \_\_\_\_\_ Type \_\_\_\_\_

Notary Signature

Taylor Karsner

Notary Stamp or Seal:

