

This Instrument Prepared By:
Brandi Lee
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: 202212013385 Date: 07/08/2022 Time: 2:27PM
Page 1 of 5 B: 1470 P: 2049, 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.: 07-6S-17-03816-317 (19644)

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.


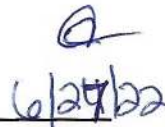
1. Description of Property: 235 SW Jack Rabbit Court, Fort White, Florida 32038
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".
A.P.N.: 07-6S-17-03816-317 (19644)

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: James Edward Dahm, Rosemarie Dahm
2555 PGA Boulevard, 343
Palm Beach Gardens, Florida 33410

- b. Interest in property: FeeSimple
- c. Name and address of fee simple title holder (if other than Owner): _____
4. a. Contractor (name and address): Whiddon Construction Co
295 NW Commons Loop, Suite 115-26, Lake City, FL 32055
- b. Contractor's phone number: 386-754-7367
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 Statutes.

- 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.

 
Borrower James Edward Dahm Date

 
Borrower Rosemarie Dahm Date

State of FLORIDA
County of ~~Columbia~~ Palm Beach)

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

☒ Physical Presence,

- OR -

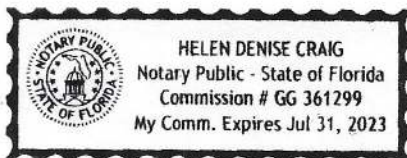
☐ Online Notarization,

this 27th day of June, 2022, by
Date Month Year

JAMES EDWARD DAHM AKA JAMES DAHM AND ROSEMARIE DAHM AKA ROSEMARIE S. DAHM,

HUSBAND AND WIFE

Name of Person Making Statement



Helen Denise Craig
Signature of Notary Public - State of Florida

Helen Denise Craig
Name of Notary Typed, Printed or Stamped

(Place Notary Seal Stamp Above)

☐ Personally Known
☒ Produced Identification

Type of Identification Produced: DL

EXHIBIT "A"
Property Description

Parcel 17, Tustenuggee Trails, unrecorded:

Commence at the Northwest corner of the NE 1/4 of Section 12, Township 6 South, Range 16 East, Columbia County, Florida and run thence S 00°03'14" E along the West line of the East 1/2 of said Section 12, 22.91 feet to the South line of Ichetucknee Road (a county maintained graded road) thence N 89°26'50" E along said South line of Ichetucknee Road, 561.07 feet, thence N 89°05'20" E still along said South line of Ichetucknee Road, 785.95 feet, thence S 00°20'48" W 549.74 feet, thence S 89°38'15" E 1300.53 feet to the Point of Beginning, thence continue S 89°38'15" E 650.03 feet, thence S 00°20'48" W 671.46 feet thence N 89°38'15" W 650.03 feet, thence N 00°20'48" E 671.46 feet to the Point of Beginning. Said lands being subject to a Cul-De-Sac easement in the Southwest corner thereof.

Together With:

A strip of land 60 feet in width being 30 feet each side of a centerline described as follows: Commence at the Northwest corner of the NE 1/4 of Section 12, Township 6 South, Range 16 East, Columbia County, Florida and run thence S 00°03'14" E along the West line of the East 1/2 of said Section 12, 22.91 feet to the South line of Ichetucknee Road (a county maintained graded road) thence N 89°26'50" E along said South line of Ichetucknee Road 561.07 feet, thence N 89°05'20" E still along said South line of Ichetucknee Road, 785.95 feet to the Point of Beginning, thence S 00°20'48" W 1315.95 feet to reference Point "A" thence continue S 00°20'48" W 572.72 feet to reference Point "B", thence continue S 00°20'48" W 743.46 feet to reference Point "C" thence N 89°38'15" W 664.25 feet to the centerpoint of a cul-de-sac having a radius of 50 feet and the Point of Termination. Also begin at reference Point "A" and run thence N 89°38'15" W 668.85 feet to the centerpoint of a cul-de-sac having a radius of 50 feet and the Point of Termination. Also begin at reference Point "B" and run thence S 89°38'15" E 1300.53 feet to reference Point "D" thence continue S 89°38'15" E 1300.06 feet to reference Point "E", thence N 00°20'48" E 671.46 feet to the centerpoint of a cul-de-sac having a radius of 50 feet and the Point of Termination, also begin at reference Point "D" and run thence N 00°20'48" E 671.46 feet to the centerpoint of a cul-de-sac having a radius of 50 feet and the Point of Termination. Also begin at reference Point "D" and run thence S 00°20'48" W 671.46 feet to the centerpoint of a cul-de-sac having a radius of 50 feet and the Point of Termination. Also begin at reference Point "E" and run thence S 00°20'48" W 671.46 feet to the centerpoint of a cul-de-sac having a radius of 50 feet and the Point of Termination. Said easements being a part of the NE 1/4 of Section 12 and the NW 1/4 of Section 7, Township 6 South, Range 17 East.