Inst. Number: 202512009165 Book: 1538 Page: 1796 Page 1 of 5 Date: 4/24/2025 Time: 3:43 PM James M Swisher Jr Clerk of Courts, Columbia County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

	Loan Number:
This Instrument Prepared By: Angie Osborne First Federal Bank 9700 Touchton Rd Jacksonville, FL 32246	
After Recording Return To: FIRST FEDERAL BANK, ATTN: POST CLOSING 3010 ROYAL BLVD SOUTH STE 230 ALPHARETTA, GEORGIA 30022	
	[Space Above This Line For Recording Data]
Permit No.:	Tax Folio No.: 31-4S-17-08915-108
The undersigned hereby gives notice that improvement we Chapter 713, Florida Statutes, the following information 1. Description of Property: 517 SW Bunn Dr, Lase LEGAL DESCRIPTION ATTACHED HEREMAN. A.P.N.: 31-4S-17-08915-108	•
2. General description of improvement: Construction	on of Residential Single Family Home
3. Owner information or Lessee information if the Le	essee contracted for the improvement:
a. Name and address: Richard Raphael 20240 NW 4th Avenue MIAMI, FLORIDA 33169	
FLORIDA NOTICE OF COMMENCEMENT FLNOC.MSC 12/04/19	☆ DocMagic



c. Name and address of fee simple title holder (if other than Owner): Contractor (name and address): Sparks Contractors, Inc	
426 SW Commerce Dr, 130 Lake City, Florida 32025 b. Contractor's phone number: (386) 755-9314 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 ROAD STE 101 JACKSONVILLE, FLORIDA 32246 b. Lenders phone number: (877) 499-0572 7. Persons within the State of Florida designated by Owner upon whom notices or other document m as provided by Section 713.13 (1) (a) 7, Florida Statutes: a. Name and address: b. Phone numbers of designated persons:	
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b. Phone numbers of designated persons:	ıy be served
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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 St	itues.
	,
FLORIDA NOTICE OF COMMENCEMENT FLNOC.MSC 12/04/19	☆ DocMagic

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9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unle different date is specified): WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF TO NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE F IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORD AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBT FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WOOR RECORDING YOUR NOTICE OF COMMENCEMENT. BOTTOWER RICHARD Raphael Date BOTTOWER AITHER THE EXPIRATION OF THE JOB STEEL STREET OF THE OWNER AFTER THE EXPIRATION OF THE JOB STEEL STREET ON THE JOB STR	b.		Phone number of p	erson or entity	designated by	owner:			
NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FIMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORD AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTEINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WOOR RECORDING YOUR NOTICE OF COMMENCEMENT. Borrower Richard Raphael Date Borrower Althea R Swansan-Raphael					ent (the expira	ation date is	year from the	date of recording	g unless a
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State of	FLORIDA)				
County of	Columbia County	.)				
Sworn to (o	r affirmed) and subscribed before me	by means o	of:			
Physica	al Presence,					
- C	DR -					
Online this Da	Notarization, day of day of	Tonth	um.	, 207 Ye	ear ear	, by
Richard R	aphael AND Althea R Swanson	-Raphael				
						
	Name o	f Parson Ma	king Statement			•
	Ivame o _j	1 6/30/1 1/14	ung biaicmeni			
		•	Signature of Not	cu) ary Public - State	e of Florida	<u>n</u>
Person	Place Notary Seal Stamp Above) ally Known sed Identification entification Produced:	100	Name of Notary	Typed, Printed A. D. MISSIO NOTA PUBL	Stamped MOON RAY RAY LORIGINAL LORIGINAL	
FLORIDA N	OTICE OF COMMENCEMENT C 12/04/19				DocMagic &	Torns

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Exhibit "A" Property Description

Lot 8, Hawk's Landing, a Subdivision as per plat of record in Plat Book 9, Pages 165-167, Public Records of Columbia County, Florida.

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