

Loan Number: 2020058933

This Instrument Prepared By:
Jocelyn Hill
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

Inst: 202412008910 Date: 04/30/2024 Time: 9:24AM
Page 1 of 5 B: 1513 P: 1258, 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.: 17-3S-16-02167-005

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: 2625 NW Nash Rd, Lake City, Florida 32055
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT
"A".
A.P.N.: 17-3S-16-02167-005
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: Tyler R Nash, Amy N Nash
2625 NW Nash Rd
Lake City, Florida 32055



- b. Interest in property: FeeSimple
- c. Name and address of fee simple title holder (if other than Owner): _____

4. a. Contractor (name and address): Blake Construction Company of North Florida, Inc
618 SW Florida Gateway Dr
Lake City, FL 32055
- b. Contractor's phone number: (386) 754-5810
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 may be served as provided by Section 713.13 (1) (a) 7, Florida Statutes:
- a. Name and address: _____

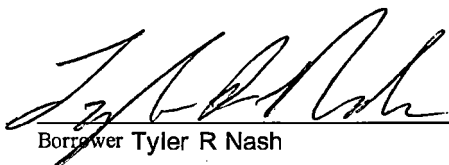
- b. Phone numbers of designated persons: _____
8. a. In addition to himself, Owner designates FIRST FEDERAL BANK
of _____
to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes.

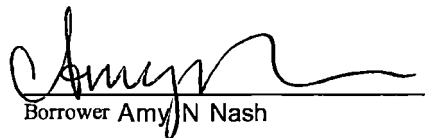


b. Phone number of person or entity designated by owner: _____

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.

 4.22.24
Borrower Tyler R Nash Date

 4.22.24
Borrower Amy N Nash Date



State of FLORIDA)
)
County of Columbia)

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

☒ Physical Presence,

- OR -

☐ Online Notarization,

this 22nd day of April, 2024, by
Date Month Year

Tyler R Nash AND Amy N Nash

Name of Person Making Statement



BROOKE PARRISH
Notary Public
State of Florida
Comm# HH472042
Expires 12/11/2027

[Signature]
Signature of Notary Public - State of Florida

Brooke Parrish
Name of Notary Typed, Printed or Stamped

(Place Notary Seal Stamp Above)

☐ Personally Known

☒ Produced Identification

Type of Identification Produced: DL



Loan Number: [REDACTED]

Date: April 22, 2024

Property Address: 2625 NW Nash Rd
Lake City, Florida 32055

EXHIBIT "A"

A PARCEL OF LAND LYING IN SECTION 17, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, EXPLICITLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF BLACKBERRY FARMS AS RECORDED IN PRRD BOOK 1, PAGES 4-12 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE ON THE EAST BOUNDARY THEREOF NORTH 4°44'46" EAST, A DISTANCE OF 2470.02 FEET; THENCE SOUTH 89°34'54" EAST, A DISTANCE OF 30.09 FEET TO THE POINT OF BEGINNING; THENCE NORTH 04°44'06" EAST, A DISTANCE OF 530.90 FEET; THENCE SOUTH 88°56'37" EAST, A DISTANCE OF 476.46 FEET; THENCE SOUTH 00°25'06" WEST, A DISTANCE OF 524.09 FEET; THENCE NORTH 89°34'54" WEST, A DISTANCE OF 516.39 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO A 30-FOOT PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS-EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK. 1223, PAGE 527.

A.P.N. # : 17-3S-16-02167-005

★DocMagic

