

This Document Prepared By:  
**Name: Angie Osborne**  
**Title: Closer**  
**First Federal Bank**  
**4705 US Hwy 90 West**  
**Lake City, FL 32055**

Inst: 202012021570 Date: 12/22/2020 Time: 4:21PM  
Page 1 of 3 B: 1426 P: 2178, James M Swisher Jr, Clerk of Court  
Columbia, County, By: BR  
Deputy Clerk

## NOTICE OF COMMENCEMENT

STATE OF FLORIDA  
COUNTY OF COLUMBIA

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: **See Exhibit A**
2. General Description of improvement: **Construction of Residential Single Family Home**
3. Owner Information:  
Name and Address: **Emily Lunde, Dustin Nickodam**  
**253 SW Hunter Rd, Lake City, FL 32024**  
Interest in property: **[ X ] Fee Simple**  
Name and address of fee simple title holder (if other than Owner): **[ ]**
4. Contractor (name and address): **Blake Construction Company of North Florida, Inc.**  
**618 SW Florida Gateway Dr, Lake City, FL 32055**
5. Surety:
6. Lender **First Federal Bank**  
**4705 US Hwy 90 West**  
**Lake City, FL 32055**  
**(877) 499-0572**
7. Persons 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: **[ ]**
8. In addition to himself, Owner designates **First Federal Bank**, 4705 West Hwy 90/P.O. Box 2029, Lake City Florida 32056 to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes.
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 1, 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 OF RECORDING YOUR NOTICE OF COMMENCEMENT.



  
Borrower - Emily Lunde

(Seal)

  
Borrower - Dustin Nickodam

(Seal)

State of Florida

County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21<sup>st</sup> day of December, 2020, by Emily Lunde and Dustin Nickodam

  
(Signature of Notary Public - State of Florida)

Ralph R. Deas  
(Print, Type or Stamp Commissioned Name of Notary Public)



Personally Known \_\_\_\_\_ OR Produced Identification ☒

Type of Identification Produced FL Driver's License

Verification Pursuant to Section 92.525, Florida Statutes

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

  
Borrower - Emily Lunde

12/21/2020  
Date

  
Borrower - Dustin Nickodam

12-21-2020  
Date



# Exhibit A

**COMMENCE** at the Southwest corner of Section 30, Township 3 South, Range 16 East, Columbia County, Florida and run South  $89^{\circ}16'36''$  East along the South line of Section 30 a distance of 33.04 feet to the **POINT OF BEGINNING**; thence North  $00^{\circ}45'49''$  West a distance of 208.76 feet; thence South  $89^{\circ}17'48''$  East a distance of 422.82 feet; thence South  $00^{\circ}43'32''$  West a distance of 208.84 feet to a point on the South line of Section 30; thence North  $89^{\circ}16'36''$  West along said South line of Section 30 a distance of 417.40 feet to the **POINT OF BEGINNING**. Containing 2.00 acres, more or less.

**Parcel Identification Number: 02411-012**