

NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

07-45-16-02791-107

Clerk's Office Stamp

Inst: 202512001050 Date: 01/16/2025 Time: 12:07PM
Page 1 of 1 B: 1531 P: 1279, James M Swisher Jr, Clerk of Court
Columbia, County, By: AH OWA
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): Lot 7 Westwind Estates
a) Street (job) Address: 487 SW Madison Ct Lake City, FL 32024
2. General description of improvements: SFR
3. Owner Information or Lessee information if the Lessee contracted for the improvements:
a) Name and address: Thomas + Loveless Daniel 3207 Coral Ridge Dr Coral Springs FL 33065
b) Name and address of fee simple titleholder (if other than owner)
c) Interest in property
4. Contractor Information
a) Name and address: Thomas, Daniel 3207 Coral Ridge Dr Coral Springs FL 33065
b) Telephone No.: 954-260-1650
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: _____ OF _____
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. Daniel Thomas
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager
Daniel Thomas
Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, a Florida Notary, this 16th day of October, 2024, by:
Daniel Thomas as owner for _____
(Name of Person) (Type of Authority) (name of party on behalf of whom instrument was executed)

Personally Known _____ OR Produced Identification ☒ Type FL DL

Notary Signature Linda Ruth Craft Notary Stamp or Seal:



NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

07-45-16-02791-101

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b) Name and address of fee simple titleholder (if other than owner):
c) Interest in property:
4. Contractor Information
a) Name and address: Thomas, Daniel 3207 Coral Ridge Dr Coral Springs FL 33065
b) Telephone No.: 954-240-1654
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.:
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COUNTY OF COLUMBIA

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Daniel Thomas
Printed Name and Signatory's Title/Office

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Daniel Thomas as owner for
(Name of Person) (Type of Authority) (name of party on behalf of whom instrument was executed)

Personally Known OR Produced Identification ☒ Type FL DL

Notary Signature

Linda Ruth Craft

Notary Stamp or Seal:



James M Swisher Jr

Clerk of the Circuit Court

Columbia County

PO Drawer 2069

Lake City, FL 32056-2069

Official Records Receipt Recording

Username: ahowell

Changed By: ahowell

Receipt#: 286528 **Payee Name:** DANIELS, THOMAS A

Receipt Date: 01/16/2025

Instrument(s): 202512001050-BK1531/PG1279-NOTICE OF COMMENCEMENT

Details

Copies	\$1.00
CTY COMM JULY 1	\$2.00
FACC JULY 1	\$0.10
Indexing	\$0.00
PRMTF JULY 1	\$1.90
Recording	\$5.00
Records Trust	\$1.00

Receipt Total: \$11.00

Amount Tendered: \$11.00

Amount Paid (including any fees): \$11.00

Overage: \$0.00

Check \$11.00 999

Auth. Code:

Tender:

Card:

AID:

Payment Method:

TID:

Payment Variant:

MID: