

NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

03-45-16-02739-220

Clerk's Office Stamp

Inst: 202512005041 Date: 03/10/2025 Time: 1:57PM
Page 1 of 1 B: 1535 P: 398, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
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 20 Turkey run SIP 972-1854
a) Street (job) Address: 475 SW Phillips Cir Lake city 32028
2. General description of improvements: re roof
3. Owner information or Lessee information if the Lessee contracted for the improvements:
a) Name and address: Julian McCranie PO Box 1945 Lake city
b) Name and address of fee simple titleholder (if other than owner):
c) Interest in property:
4. Contractor Information
a) Name and address: Nic Tyne 5813 NW Lake Jeffery rd 32055
b) Telephone No.: 386 365 8690
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. X Julian McCranie
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager
Julian McCranie
Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, a Florida Notary,
this 6 day of MARCH, 2025, by: Nic Tyne as Owner
(Name of Person) (Type of Authority)
for Creative Concepts who is personally known ☒ OR produced identification ☐
(name of party on behalf of whom instrument was executed)

Notary Signature Alex Mitchell (Notary Stamp or Seal)

Type ID



ALEXANDER MITCHELL
Commission # HH 493761
Expires February 18, 2026 Updated 12/2023

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