

Recording Stamp



TAX ID/PARCEL #:

28 - 3S - 16 - 02377 - 127

NOTICE OF COMMENCEMENT

THE UNDERSIGNED hereby gives notice that improvements will be made to certain realy 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 27 MAGNOLIA HILLS S/D 805-1554, 959-121, 980-1850
a. Street (job) Address: 177 NW KATELYN WAY, LAKE CITY
2. **General description of improvements:** Remove existing one (1) layer of roofing material, Install GAF HDZ architectural shingles
3. **Owner Information or Lessee information if the Lessee contracted for the improvements**
a. Name and Address: TYNDA ARIEL TYNDA NICHOLAS 177 NW KATELYN WAY LAKE CITY, FL 32055
b. Name and Address of fee simple titleholder (if other than owner):
c. Interest in property:
4. **Contractor Information**
a. Name and Address: Benjamin Keeler 578 SE 70th Loop Trenton FL 32693
b. Telephone #: 352-514-4930
5. **Surety Information (if applicable, a copy of the payment bond is attached)**
a. Name and Address:
b. Amount of Bond:
c. Telephone #:
6. **Lender**
a. Name and Address:
b. Telephone #:
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 #:
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:
b. Telephone #:
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 SITE OF THE IMPROVEMENT 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.

STATE OF FLORIDA
COLUMBIA COUNTY

The foregoing instrument was acknowledged before me by means of physical presence or sworn to (or affirmed) by online notarization 28 day of NOV, 2025 by Ariel Tynda
as Owner for _____.

TYPE OF AUTHORITY - OFFICER, TRUSTEE, ATTORNEY IN FACT

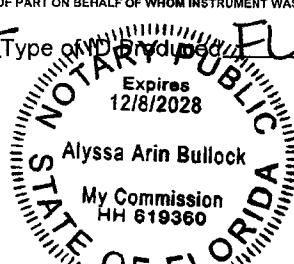
NAME OF PART ON BEHALF OF WHOM INSTRUMENT WAS EXECUTED

Personally Known OR Produced Identification Type of ID produced: FL DL

SEAL/STAMP: _____

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA

PRINT, TYPE, OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC



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