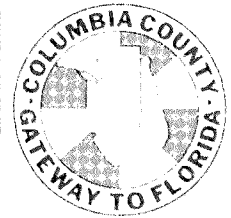


Recording Stamp



TAX ID/PARCEL #:

35 - 4S - 16 - 03282 - 006

NOTICE OF COMMENCEMENT

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**.

BEG NW COR OF SEC, RUN E 153 FT, S 221 FT, W 154.81 FT, N 221 FT TO POB. ORB 711-696, 731-018, DC 971-1158, 971-1156, WD 1097-896, CT 1312-606, SWD 1315-2199

1. **Description of property (legal description):** 1776 SW KING ST, LAKE CITY, FL 32024
 - a. Street (job) Address: 1776 SW KING ST, LAKE CITY, FL 32024
2. **General description of improvements:** REPLACE WINDOWS, SIZE FOR SIZE
3. **Owner Information or Lessee information if the Lessee contracted for the improvements**
 - a. Name and Address: VIRGINIA, JOHN & ASSOCIATES // 498 SW SUNDAY GLEN, LAKE CITY, FL 32024
 - b. Name and Address of fee simple titleholder (if other than owner): _____
 - c. Interest in property: _____
4. **Contractor Information**
 - a. Name and Address: CJ CUSTOM CARPENTRY, INC. // 222 SW CROSS POINTE CT, LAKE CITY, FL 32024
 - b. Telephone #: 386-754-6924
5. **Surety Information (if applicable, a copy of the payment bond is attached)**
 - a. Name and Address: N/A
 - b. Amount of Bond: _____
 - c. Telephone #: _____
6. **Lender**
 - a. Name and Address: N/A
 - 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: Sandra Rowan Johnston 498 SW Sunday Glen, Lake City, FL 32024
 - b. Telephone #: 386-365-4550
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: N/A
 - 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

Sandra Rowan Johnston
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager
Sandra Rowan Johnston
Printed Name and Signatory's Title/Office

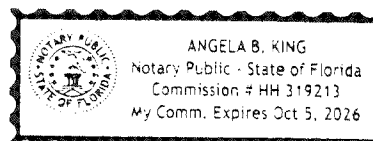
The foregoing instrument was acknowledged before me by means of ☒ physical presence or sworn to (or affirmed) by ☐ online notarization 25 day of November 2025, by Sandra Johnston

as Registered Owner for Virginia, John & Associates
TYPE OF AUTHORITY - OFFICER, TRUSTEE, ATTORNEY IN FACT NAME OF PART OR BEHALF OF WHOM INSTRUMENT WAS EXECUTED

Personally Known _____ OR Produced Identification ☒ Type of ID Produced FL Drivers License

SEAL/STAMP:

Angela B. King
SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA
Angela B. King
PRINT, TYPE, OR STAMP COMMISSIONED NAME OF NOTARY PUBLIC



Published 10/2025