

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

Inst: 202112009343 Date: 05/10/2021 Time: 3:49PM  
Page 1 of 3 B: 1437 P: 713, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy Clerk

COPY

## 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: **Taylor Roper**  
**138 SE Stonich Ln, 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): **Jason Elixson Construction LLC**  
**7490 West CR 18, Lake Butler, FL 32054**
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.

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\* M C N O T C C M N T \*

J. Roper

05/07/2021  
(Seal)

Borrower - Taylor Roper

State of Florida

County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7<sup>th</sup> day of May, 2021, by Taylor Roper

Jessica Marylin Thomas  
(Signature of Notary Public - State of Florida)



Jessica Marylin Thomas  
Notary Public  
State of Florida  
Comm# HH006283  
Expires 6/3/2024

(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known \_\_\_\_\_ OR Produced Identification ✓

Type of Identification Produced DL

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.

J. Roper

05/07/2021  
Date

Borrower - Taylor Roper



ATT #10476

Exhibit "A"

BEGIN AT THE SOUTHWEST CORNER OF THE NW 1/4 OF NW 1/4 OF SAID SECTION AND RUN N 02°52'16" W, ALONG THE WEST LINE OF SAID NW 1/4 OF NW 1/4 A DISTANCE OF 241.35 FEET; THENCE N 87°35'56" E, 1312.50 FEET TO A POINT ON THE EAST LINE OF SAID NW 1/4 OF NW 1/4; THENCE S 02°46'21 E, ALONG SAID EAST LINE 245.68 FEET TO THE NORTHEAST CORNER OF SW 1/4 OF NW 1/4 OF SAID SECTION 26; THENCE CONTINUE S 02°46'21 E, ALONG THE EAST LINE OF SAID SW 1/4 OF NW 1/4 A DISTANCE OF 117.67 FEET; THENCE S 87°47'17" W, 1311.92 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 26; THENCE N 02°52'16" W, ALONG SAID WEST LINE 117.67 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS LOT #35, HAWK'S RIDGE ACRES (AN UNRECORDED SUBDIVISION)

SUBJECT TO: AN EASEMENT FOR INGRESS AND EGRESS (S.E. JULIA AVE) ACROSS THE WEST 60.00 FEET THEREOF.