

Loan Number: 2020060823

This Instrument Prepared By:
Angie Osborne
First Federal Bank
9700 Touchton Rd
Jacksonville, FL 32246

After Recording Return To:
FIRST FEDERAL BANK, ATTN: POST CLOSING
3010 ROYAL BLVD SOUTH STE 230
ALPHARETTA, GEORGIA 30022

[Space Above This Line For Recording Data]

Permit No.: _____ Tax Folio No.: Part of 01-4S-15-00320-001

NOTICE OF COMMENCEMENT

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: TBD SW Mayo Rd, Lake City, Florida 32024
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT
"A".
A.P.N.: Part of 01-4S-15-00320-001

2. General description of improvement: Construction of Residential Single Family Home
3. Owner information or Lessee information if the Lessee contracted for the improvement:
 - a. Name and address: Andrew W Nettles, Caroline Nettles
228 NW Ranch Ct
Lake City, Florida 32055

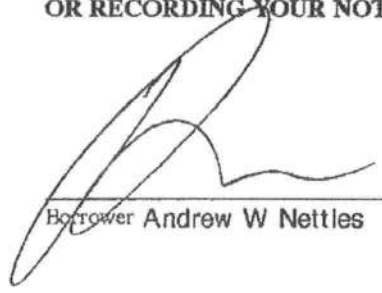


- b. Interest in property: FeeSimple
- c. Name and address of fee simple title holder (if other than Owner): _____
4. a. Contractor (name and address): Glenwood King Construction, Inc.
220 SW Leather Court
Lake City, Florida 32024
- b. Contractor's phone number: (386) 397-4708
5. Surety (if applicable, a copy of the payment bond is attached):
- a. Name and address: _____
- b. Phone Number: _____
- c. Amount of bond: _____
6. a. Lender: FIRST FEDERAL BANK
9700 TOUCHTON ROAD STE 101
JACKSONVILLE, FLORIDA 32246
- b. Lenders phone number: (877) 499-0572
7. Persons within the State of Florida designated by Owner upon whom notices or other document may be served as provided by Section 713.13 (1) (a) 7, Florida Statutes:
- a. Name and address: _____
- b. Phone numbers of designated persons: _____
8. a. In addition to himself, Owner designates FIRST FEDERAL BANK
of _____
to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes.



- b. Phone number of person or entity designated by owner: _____
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 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 WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.


Borrower Andrew W Nettles

5/24/24
Date


Borrower Caroline Nettles

5/24/24
Date



State of FLORIDA)
County of Columbia)

Sworn to (or affirmed) and subscribed before me by means of:

☒ Physical Presence,

- OR -

☐ Online Notarization,

this 24 day of May, 2024, by
Date Month Year

Andrew W Nettles AND Caroline Nettles

Name of Person Making Statement



MAGY McRAE
Notary Public
State of Florida
Comm# HH206033
Expires 12/8/2025

Magy McRae
Signature of Notary Public - State of Florida

Magy mcrae
Name of Notary Typed, Printed or Stamped

(Place Notary Seal Stamp Above)

☐ Personally Known
☒ Produced Identification

Type of Identification Produced: DL



EXHIBIT "A"
Property Description

Closing Date: May 24, 2024
Borrower(s): Andrew W. Nettles and Caroline Nettles
Property Address: TBD SW Mayo Rd, Lake City, FL 32024
PROPERTY DESCRIPTION:

Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 1, Township 4 South, Range 15 East, Columbia County, Florida, and run South 88°06'51" West along the North line of said Section 1, a distance of 1,327.29 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 1; thence continue South 88°06'51" West along said North line of Section 1, a distance of 801.97 feet to the Point of Beginning;

Thence South 01°53'09" East, a distance of 436.67 feet; thence South 89°15'48" West, a distance of 534.65 feet to a point on the West line of Section 1; thence North 00°44'12" West, a distance of 366.00 feet; thence North 43°40'26" East, a distance of 85.72 feet to a point on the North line of Section 1; thence North 88°06'51" East, along said North line of Section 1, a distance of 466.00 feet to the Point of Beginning.

TOGETHER WITH an easement, for ingress and egress purposes, being 30 feet in width, lying 30 feet right of and adjacent to the following described line:

Begin at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 1, Township 4 South, Range 15 East, Columbia County, Florida, and run South 88°06'51" West along the North line of said Section 1, a distance of 1,327.29 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 1; thence continue South 88°06'51" West along said North line of Section 1, a distance of 30.01 feet to the terminal point of herein described line and easement.

ALSO TOGETHER WITH an easement, for ingress and egress purposes, being 30 feet in width, lying 30 feet right of and adjacent to the following described line:

Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 1, Township 4 South, Range 15 East, Columbia County, Florida, and run South 88°06'51" West along the North line of said Section 1, a distance of 1,327.29 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 1; thence continue South 88°06'51" West along said North line of Section 1, a distance of 30.01 feet to the Point of Beginning;

Thence continue South 88°06'51" West still along said North line of Section 1, a distance of 949.38 feet to the terminal point of herein described line and easement.

ALSO TOGETHER WITH an easement, for utility purposes, being 10 feet in width, lying 5 feet right of and 5 feet left of the following described centerline:

Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 1, Township 4 South, Range 15 East, Columbia County, Florida, and run South 88°06'51" West along the North line of said Section 1, a distance of 1,327.29 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 1; thence continue South 88°06'51" West along said North line of Section 1, a distance of 801.97 feet; thence South 01°53'09" East, a distance of 436.67 feet; thence South 89°15'48" West, a distance of 43.01 feet to the Point of Beginning;

Thence South 66°16'30" East, a distance of 917.92 feet to a point on the East line of the Northwest 1/4 of the Northwest 1/4 of Section 1, being also the West line of the Northeast 1/4 of the Northwest 1/4 of Section 1 and the terminal point of herein described centerline and easement.

ALSO TOGETHER WITH an easement for utility purposes, being 10 feet in width, lying 5 feet right of and 5 feet left of the following described centerline:

Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of Section 1, Township 4 South, Range 15 East, Columbia County, Florida, and run South 88°06'51" West along the North line of said Section 1, a distance of 1,327.29 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 1; thence continue South 88°06'51" West along said North line of Section 1, a distance of 801.97 feet; thence South 01°53'09" East, a distance of 436.67 feet; thence South 89°15'48" West, a distance of 43.01 feet; thence South 66°16'30" East, a distance of 917.92 feet to a point on the East line of the Northwest 1/4 of the Northwest 1/4 of Section 1, being also the West line of the Northeast 1/4 of the Northwest 1/4 of Section 1 and the Point of Beginning;

Thence continue South 66°16'30" East, a distance of 392.00 feet to the terminal point of herein described centerline and easement.