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Permit No. _____

Tax Folio No.: 30-75-17-10058-626 (37774)

NOTICE OF COMMENCEMENT

Florida
STATE OF
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 (legal description of property, and street address if available)
LOT 36 SANTA FE RIVER PLANTATIONS REPLAT OF LOT 45, 799-1392, 823-749, WD 1289-517 WD 1289-1982, WD 1355-467, // 258 SW WOODLAND AVE, FORT WHITE

2. General description of improvement: _____

3. Owner information or Lessee information if the Lessee contracted for the improvement:

a. Name and address: MEAGHER MICHAEL A
b. Interest in property: MEAGHER NANCY LEE
c. Name and address of fee simple titleholder (if different from Owner listed above): 258 SW WOODLAND AVE
FORT WHITE, FL 32038

4. a. Contractor (name and address): J&S Roofing and Construction (Stephen Hulst) 5216 SW 91st Drive Ste. A Gainesville FL 32608
b. Contractor's Phone number: 352-672-2048

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 (name and address): _____

b. Lender's Phone number: _____

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. Phone numbers of designated persons: _____

8. a. In addition to himself or herself, Owner designates _____ of _____ to receive a copy of the Lessor'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

DocuSigned by:
Nancy Meagher
Signature of Owner or Lessee, or Owner's Authorized
Officer/Director/Partner/Manager

Owner
(Signatory's Title/Office)

The foregoing instrument was acknowledged before me this 22nd day of August, 2024 (year) by
Nancy Meagher (name of person) as Owner (type of authority, e.g. officer, trustee,
attorney in fact) for J&S Roofing and Construction (name of party on behalf of whom instrument was executed).

Signature of Notary Public - State of Florida
Print, Type, or Stamp Commissioned Name of Notary Public
Commission Number _____

Personally Known _____ or Produced Identification _____
Type of Identification Produced Driver's License

