

10/30/23, 3:12 PM

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## NOTICE OF COMMENCEMENT

Clerk's Office Stamp

Tax Parcel Identification Number:

25-4S-16-03122-007 (15350)

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.

LOT 7 COUNTRY ACRES S/D. 431-248, 640-174, 642-281, 749-1726, 773-2308, 841-974,

1. Description of property (legal description): WD 1274-27, FJ 1329-853, QC 1337-2048, WD 1435-782, WD 1487-2561,

a) Street (job) Address: 190 SW BURNETT LN, LAKE CITY

2. General description of improvements: rerof

3. Owner Information or Lessee information if the Lessee contracted for the improvements:

a) Name and address: 26 AV LEGACY VENTURES LLC 7901 4TH STREET NORTH STE 300 ST. PETERSBURG, FL 33702

b) Name and address of fee simple titleholder (if other than owner): \_\_\_\_\_

c) Interest in property: owner

4. Contractor Information

a) Name and address: Massey Roofing Services 2042 Camas St Orange Park, FL 32073

b) Telephone No.: 9042481133

5. Surety Information (if applicable, a copy of the payment bond is attached):

a) Name and address: \_\_\_\_\_

b) Amount of Bond: \_\_\_\_\_

c) Telephone No.: \_\_\_\_\_

6. Lender

a) Name and address: \_\_\_\_\_

b) Phone No.: \_\_\_\_\_

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 No.: \_\_\_\_\_

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: \_\_\_\_\_ OF \_\_\_\_\_

b) Telephone No.: \_\_\_\_\_

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 JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**

STATE OF FLORIDA  
COUNTY OF COLUMBIA

10.

Vikas Crawford

10/30/2023 03:09 PM EDT

Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager

Vikas Crawford

Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☒ online notarization, a Florida Notary,

this 30th day of October, 20 23, by: Vikas Crawford as Manager

(Name of Person)

(Type of Authority)

for 26AV Legacy Ventures LLC

(name of party on behalf of whom instrument was executed)

who is personally known ☐ OR produced identification ☒

Type ID FL ID C616-860-89-453-0

Notary Signature Catherine Kuhn

10/30/2023  
03:11 PM EDT

(Notary Stamp or Seal)



Online Notary Public: This notary has entered the use of online notarization technology. Notarization for Public by Signature

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