

47

Loan Number: 2020058194

This Instrument Prepared By:
Angle 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

Inst: 202412014913 Date: 07/12/2024 Time: 8:53AM
Page 1 of 5 B: 1518 P: 2432, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC [Signature]
Deputy Clerk

[Space Above This Line For Recording Data]

Permit No.:

Tax Folio No.: 08-1S-17-04501-006

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: 16430 N US Hwy 441, White Springs, Florida 32096
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT
"A".
A.P.N.: 08-1S-17-04501-006
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: Lauren A Beadles, Dakota L Beadles
16430 N US Hwy 441
White Springs, Florida 32096



- b. Interest in property: FeeSimple
- c. Name and address of fee simple title holder (if other than Owner): _____

4. a. Contractor (name and address): Trent Giebeig Construction, Inc.
697 SE Holly Terrace
Lake City, Florida 32025
- b. Contractor's phone number: (386) 397-0545
5. Surety (if applicable, a copy of the payment bond is attached): N/A
-LB DB
- a. Name and address: _____



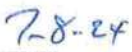

- b. Phone Number: _____
- c. Amount of bond: _____
6. a. Lender: FIRST FEDERAL BANK
9700 TOUCHTON ROAD STE 101
JACKSONVILLE, FLORIDA 32246
- b. Lenders phone number: (877) 499-0572
7. Persons within the State of Florida designated by Owner upon whom notices or other document may be served as provided 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 Lauren A Beadles	Borrower Dakota L Beadles	
		
Date	Date	



State of FLORIDA)
County of Columbia)

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

☒ Physical Presence,

- OR -

☐ Online Notarization,

this 8 day of JULY, 2024, by
Date Month Year

Lauren A Beadles AND Dakota L Beadles

Name of Person Making Statement



MICHAEL H. HARRELL
Notary Public
State of Florida
Comm# HH203548
Expires 11/30/2025

[Signature]
Signature of Notary Public - State of Florida

Name of Notary Typed, Printed or Stamped

(Place Notary Seal Stamp Above)

☐ Personally Known
☒ Produced Identification

Type of Identification Produced: DL



EXHIBIT "A"

PART OF THE WEST ONE-HALF (W 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) AND PART OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE COMMENCE AT THE NW CORNER OF SAID SECTION 8, THENCE RUN SOUTH 00°52'43" EAST, ALONG THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 1714.96 FEET TO THE POINT OF BEGINNING, THENCE RUN NORTH 86°03'05" EAST, A DISTANCE OF 1120.28 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY # 441, THENCE RUN SOUTH 17°07'22" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 450.00 FEET, THENCE CONTINUE SOUTH 17°15'56" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 183.54 FEET, THENCE RUN SOUTH 81°10'18" WEST, A DISTANCE OF 895.21 FEET, THENCE RUN SOUTH 17°12'58" EAST, A DISTANCE OF 286.04 FEET, THENCE RUN SOUTH 76°05'25" WEST, A DISTANCE OF 498.92 FEET, THENCE RUN NORTH 01°52'43" WEST, ALONG SAID WEST LINE OF SECTION 8, A DISTANCE OF 1057.57 FEET TO THE POINT OF BEGINNING.