

PREPARED BY & RETURN TO:

Jenna Nettles, an employee of
Integrity Title Services, LLC
757 WEST DUVAL STREET
Lake City, FL 32055
File No. 23-12001

Inst: 202412000407 Date: 01/08/2024 Time: 2:20PM
Page 1 of 3 B: 1505 P: 2292, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *he*
Deputy Clerk

Permit No. _____

Tax Folio No. 10386-001

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: (legal description of the property, and street address if available)
- TBD SE POUNDS HAMMOCK RD, Lake City, FL 32025
- "PARCEL 'C'": COMMENCE AT THE SW CORNER OF THE NE¼ OF THE SW¼ OF THE NE¼ OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 18 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N. 87°03'55" E., 86.50 FEET TO THE EASTERLY MAINTAINED RIGHT-OF-WAY OF SE POUNDS HAMMOCK ROAD AND TO THE POINT OF BEGINNING; THENCE RUN N. 11°44'41" W., ALONG SAID EASTERLY MAINTAINED RIGHT-OF-WAY LINE, 674.51 FEET; THENCE RUN N. 87°34'38" E., 1010.00 FEET; THENCE S. 01°23'25" E., 657.77 FEET; THENCE RUN S. 87°03'55" W., 888.93 FEET TO THE POINT OF BEGINNING.
2. General description of improvement: Construction of single family dwelling
3. Owner information:
- a. Name and address: AUSTIN VOIDANOFF and JESSICA VOIDANOFF
303 SW SEMINOLE TERRACE, LAKE CITY, FL 32024-0538

b. Interest in property: Fee Simple

c. Name and address of fee simple titleholder (if other than Owner):
4. Contractor:
- a. Name and address: John Norris Construction, LLC
336 NW CORWIN GLN, LAKE CITY, FL 32055

b. Phone number: 386-365-8685
5. Surety:
- a. Name and address:

b. Phone number:

c. Amount of bond: \$
6. Lender:
- a. Name and address: AMERIS BANK
1850 PARKWAY PLACE, SUITE 400, MARIETTA, GA 30067

b. Phone number:
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:
- a. Name and address: N/A

b. Phone number: N/A
8. In addition to himself or herself, Owner designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:
- a. Name and address: AMERIS BANK
1850 PARKWAY PLACE, SUITE 400, MARIETTA, GA 30067

b. Phone number:


9. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified): January 4, 2024⁵

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.


AUSTIN VOIDANOFF


JESSICA VOIDANOFF

The foregoing instrument was acknowledged before me this 4th day of January, 202⁴, by AUSTIN VOIDANOFF and JESSICA VOIDANOFF.


Notary Public
Printed Name: Jenna A. Nettles
My Commission Expires: 2-14-26

Personally Known _____ OR Produced Identification X

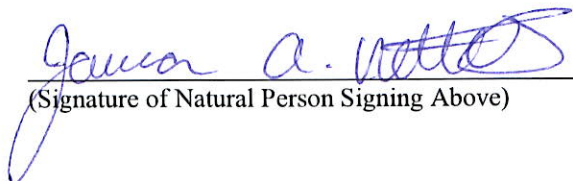
Type of Identification Produced: Driver's License



JENNA A. NETTLES
Notary Public
State of Florida
Comm# HH228720
Expires 2/14/2026

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.


(Signature of Natural Person Signing Above)

Notice is hereby given pursuant to Section 713.135 Florida Statutes that a Notice of Commencement has been filed for recording for the property whose legal description is:

"PARCEL 'C'": COMMENCE AT THE SW CORNER OF THE NE¼ OF THE SW¼ OF THE NE¼ OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 18 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N. 87°03'55" E., 86.50 FEET TO THE EASTERLY MAINTAINED RIGHT-OF-WAY OF SE POUNDS HAMMOCK ROAD AND TO THE POINT OF BEGINNING; THENCE RUN N. 11°44'41" W., ALONG SAID EASTERLY MAINTAINED RIGHT-OF-WAY LINE, 674.51 FEET; THENCE RUN N. 87°34'38" E., 1010.00 FEET; THENCE S. 01°23'25" E., 657.77 FEET; THENCE RUN S. 87°03'55" W., 888.93 FEET TO THE POINT OF BEGINNING.

INTEGRITY TITLE SERVICES, LLC

By: Patricia Lang

Dated this 4th day of January, 2023, by Patricia Lang, of Integrity Title Services, LLC, who is personally known to me or who has produced _____ as identification.

Jenna A. Nettles
Notary Public
Printed Name: Jenna A. Nettles
My Commission Expires: 2-14-26



JENNA A. NETTLES
Notary Public
State of Florida
Comm# HH228720
Expires 2/14/2026