

This instrument was prepared by:

Janie Griffin, Legal Assistant

Donia A. Roberts, P.A.

257 SE Martin Luther King, Jr., Blvd Belle Glade, FL 33430

Permit No. 000047642

Parcel I.D. No 00-00-00-01438-033

## NOTICE OF COMMENCEMENT

STATE OF FLORIDA

COUNTY OF PALM BEACH

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property located in Columbia County, Florida and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement:

1. Description of property to be improved: (Legal description of property and street address if available). 136 SW Roberts Avenue, Fort White, FL 32038

Lot 33, Block 4, Three Rivers Estates, Unit No. 23, a Subdivision, according to the Plat thereof, as recorded in Plat Book 4, Pages 80 and 80A, of the public records of Columbia County, Florida.

2. A general description of improvements is as follows: Complete Remodeling, stud walls are up, need to Drywall, install bathroom fixtures/tub/toilets, add interior doors, install septic and drain-field and obtain temporary power.

3. Owner Information:

a. Name: J & S HOLDING & INVESTMENT GROUP, LLC

Address: 5359 NE CR 337, High Springs, FL 32643

b. Interest in Property: Fee simple

4. Fee Simple Title Holder (if other than owner):

Name Address: N/A

5. Contractor Name Owner

Address 5359 NE CR 337, High Springs, FL 32643

6. Surety (if any): NIA

a. Name Address

b. Amount of Bond:

7. Lender (if any) Name: NONE

Address:

8. 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:

Name Address: Janie Griffin, Manager

5359 NE CR 337, High Springs, FL 32643

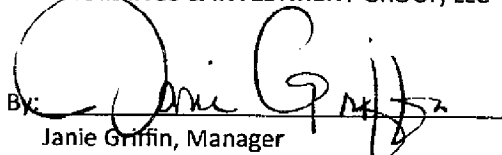
9. In addition to herself, owner designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13 (1)(b), Florida Statutes:

Name Address: N/A

10. Expiration date of Notice of Commencement (the expiration date is 1-year from the date of recording, unless a different date is specified)

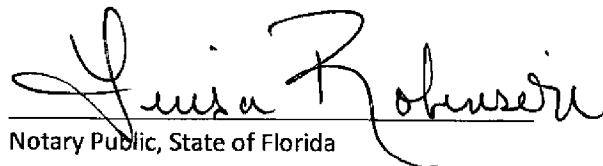
**WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART 1, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCEMENT OF WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**

J & S HOLDINGS & INVESTMENT GROUP, LLC

By:   
Janie Griffin, Manager

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of physical presence, this 6th day of November, 2023, by Janie Griffin, Manager of J & S Holdings & Investment, LLC, a Florida limited liability company, who is personally known to me.

  
Notary Public, State of Florida  
Printed Name: Luisa Robinson

My Commission Expires:

