

46493

NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

18-7S-17-10021-024

Clerk's Office Stamp

Inst: 202312003433 Date: 02/28/2023 Time: 10:31AM
Page 1 of 1 B: 1485 P: 1297, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk

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.

- Description of property (legal description): see attached
a) Street (job) Address: 2768 SW US Hwy 27, FORT WHITE, FL. 32038
- General description of improvements: Storage Building
- Owner Information or Lessee information if the Lessee contracted for the improvements:
a) Name and address: Stephen + Daphne Mahn - 2768 SW US Hwy 27, FORT
b) Name and address of fee simple titleholder (if other than owner) na White, FL 32038
c) Interest in property na
- Contractor Information
a) Name and address: Elite Metal Manufacturing 10121 88th Trce
b) Telephone No.: 386-364-0777 LIVE OAK, FL. 32060
- Surety Information (if applicable, a copy of the payment bond is attached):
a) Name and address: n/a
b) Amount of Bond: n/a
c) Telephone No.: n/a
- Lender
a) Name and address: n/a
b) Phone No. n/a
- 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: DAVID MALLOY - 2767 US Hwy 27, FORT White, FL.
b) Telephone No.: 850-258-4947 32038
- 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: DAVID MALLOY OF Columbia County, FL see above
b) Telephone No.: 850-258-4947
- 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 CONSTRUCTION OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA
COUNTY OF COLUMBIA



10. Daphne Mahn

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

Daphne Mahn
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 24th day of February, 2023, by: Daphne Mahn as owner
(Name of Person) (Type of Authority)

for herself who is personally known ☐ OR produced identification ☒
(name of party on behalf of whom instrument was executed)

Type ID FL Drivers License

Notary Signature [Signature]

(Notary Stamp or Seal)