This Instrument Prepared By: Campus USA Credit Union /Andrea Millard 14007 NW 1st Road Jonesville, Florida 32669 (352) 335-9090

After Recording Return To: CAMPUS USA CREDIT UNION 14007 NW 1ST ROAD JONESVILLE, FLORIDA 32669

Inst: 202512015375 Date: 07/10/2025 Time: 4:11PM Page 1 of 4 B: 1544 P: 764, James M Swisher Jr, Clerk of Court Columbia, County, By: VC

Deputy Clerk

	7-20646 Arc [Space Above This Line For Recording Data]
Perr	mit No.: Tax Folio No.: <u>06-6S-17-03761-142</u>
	NOTICE OF COMMENCEMENT
STA	ATE OF FLORIDA
COT	UNTY OF Columbia
	e undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with apter 713, Florida Statutes, the following information is provided in this Notice of Commencement. Description of Property: 245 SW COLONY GLN, Lake City, Florida 32024
1.	Lot 42, Meadowlands Phase 3, according to the map or plat thereof, as
	recorded in Plat Book 8, Page(s) 7, of the Public Records of Columbia County, Florida. A.P.N.: 06-6S-17-03761-142
2.	General description of improvement: SINGLE FAMILY RESIDENCE
3.	Owner information or Lessee information if the Lessee contracted for the improvement:
	Name and address: Theodore J. Pizzagalli, Bobbie Pizzagalli



215 SW Colony Gln Lake City, Florida 32024 Inst. Number: 202512015375 Book: 1544 Page: 765 Page 2 of 4 Date: 7/10/2025 Time: 4:11 PM James M Swisher Jr Clerk of Courts, Columbia County, Florida

	b.	Interest in property:
	c.	Name and address of fee simple title holder (if other than Owner):
4.	a.	Contractor (name and address): America's Home Place Inc 2144 HILTON DRIVE GAINESVILLE, GEORGIA 30501
	b.	Contractor's phone number:
5.	Surety	(if applicable, a copy of the payment bond is attached):
	a.	Name and address:
	b.	Phone Number:
	c.	Amount of bond:
6.	a.	Lender: CAMPUS USA CREDIT UNION 14007 NW 1ST ROAD JONESVILLE, FLORIDA 32669
	b.	Lenders phone number: <u>(352) 335-9090</u>
7.		ns within the State of Florida designated by Owner upon whom notices or other document may be served vided 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 designatesof
		to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statues.
	b.	Phone number of person or entity designated by owner:

Inst. Number: 202512015375 Book: 1544 Page: 766 Page 3 of 4 Date: 7/10/2025 Time: 4:11 PM

James M Swisher Jr Clerk of Courts, Columbia County, Florida

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.

Theodore J. Pizzagalli



Florida State of Pidmulos County of Sworn to (or affirmed) and subscribed before me by means of: Physical Presence, - OR -Online Notarization, 2025 Theodore J. Pizzagalli AND Bobbie Pizzagalli Name of Person Making Statement VALARIE BENZ ignature of Notary Public - State of Norida Commission # HH 394193 Expires May 3, 2027 Name of Notary Typed, Printed or Stamped (Place Notary Seal Stamp Above) Personally Known Produced Identification Type of Identification Produced: POWERS License FLORIDA NOTICE OF COMMENCEMENT FLNC3.CST 01/17/20 ☆ DocMagic Page 4 of 4

Inst. Number: 202512015375 Book: 1544 Page: 767 Page 4 of 4 Date: 7/10/2025 Time: 4:11 PM

James M Swisher Jr Clerk of Courts, Columbia County, Florida