

Loan Number: 2020066107

This Instrument Prepared By:
Jocelyn Hill
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: 202412027236 Date: 12/20/2024 Time: 3:05PM
Page 1 of 5 B: 1529 P: 2631, 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.: 21-4S-17-08631-007

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: 829 SE Racetrack Ln, Lake City, Florida 32025
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT
"A".
A.P.N.: 21-4S-17-08631-007
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: Kelsey Simmons Barber, Thomas Austin Barber
2851 SW County Rd 349
Lake City, Florida 32024



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

4. a. Contractor (name and address): Bryan Zecher Construction
PO Box 815
Lake City, Florida 32056
- b. Contractor's phone number: (386) 867-4994
5. Surety (if applicable, a copy of the payment bond is attached): N/A
- 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 Kelsey Simmons Barber	Borrower Thomas Austin Barber
_____	_____
Date	Date
	12/20/24



State of FLORIDA)
)
County of Columbia)

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

☒ Physical Presence,

- OR -

☐ Online Notarization,

this 20 day of December, 2024, by
Date Month Year

Kelsey Simmons Barber AND Thomas Austin Barber

Name of Person Making Statement



MADDY M. VAN HOFWEGEN
Notary Public
State of Florida
Comm# HH520394
Expires 1/5/2026

[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"

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF SECTION 21, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N. $01^{\circ}31'32''$ W., ALONG THE EAST LINE OF SAID SECTION 21, 39.97 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SW RACETRACK LANE; THENCE RUN S. $88^{\circ}23'32''$ W., ALONG SAID RIGHT-OF-WAY LINE, 341.07 FEET TO THE POINT OF BEGINNING; THENCE RUN N. $03^{\circ}11'31''$ W., 1280.59 FEET; THENCE S. $89^{\circ}02'43''$ W., 339.84 FEET; THENCE S. $03^{\circ}11'17''$ E., 1284.74 FEET TO SAID NORTH RIGHT-OF-WAY LINE; THENCE N. $88^{\circ}23'32''$ E., ALONG SAID NORTH RIGHT-OF-WAY LINE, 340.00 FEET TO THE POINT OF BEGINNING.