

Number: 2020061644

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: 202412013640 Date: 06/25/2024 Time: 9:31AM
Page 1 of 5 B: 1517 P: 2072, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC Deputy Clerk

[Space Above This Line For Recording Data]

Permit No.:

Tax Folio No.: 11-4S-15-00336-014

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: 5133 SW Pinemount Rd, Lake City, Florida 32024
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT
"A".
A.P.N.: 11-4S-15-00336-014
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: Melodie B Tessier, George J Tessier III
902 Duval St NE
Live Oak, Florida 32064



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

4. a. Contractor (name and address): GSMS Developers, Inc.
130
Lake City, Florida 32025
- b. Contractor's phone number: (386) 984-0798
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: 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 Statues.



- 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.

Melodie B. Tessier 6/21/24
Borrower Melodie B Tessier Date

George J. Tessier III 6/21/24
Borrower George J Tessier III Date



State of FLORIDA)
)
County of Columbia)

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

☒ Physical Presence,

- OR -

☐ Online Notarization,

this 21st day of June, 2024, by
Date Month Year

Melodie B Tessier AND George J Tessier III

Name of Person Making Statement



BROOKE PARRISH
Notary Public
State of Florida
Comm# HH472042
Expires 12/11/2027

[Signature]
Signature of Notary Public - State of Florida

Brooke Parrish
Name of Notary Typed, Printed or Stamped

(Place Notary Seal Stamp Above)

☐ Personally Known

☒ Produced Identification

Type of Identification Produced: DL



Exhibit "A"

PARCEL 3:

A PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 11 AND RUN THENCE S 00°41'00" E, ALONG THE EAST LINE OF SAID SECTION 11, 58.11 FEET TO THE SOUTH RIGHT OF WAY OF COUNTY ROAD 252; THENCE S 88°47'19" W, ALONG SAID SOUTH RIGHT OF WAY LINE, 649.85 FEET; THENCE S 00°38'31" E, 337.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 00°38'31" E, 272.75 FEET; THENCE S 88°47'19" W, 670.48 FEET TO THE EAST MAINTAINED RIGHT OF WAY LINE OF SW GODBOLD AVENUE; THENCE N 00°23'48" W, ALONG SAID EAST RIGHT OF WAY LINE, 272.77 FEET; THENCE N 88°47'19" E, 669.32 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 11 AND RUN THENCE S 00°41'00" E, ALONG THE EAST LINE OF SAID SECTION 11, 58.11 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD 252; THENCE S 88°47'19" W, ALONG SAID SOUTH RIGHT OF WAY LINE, 649.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 88°47'19" W, STILL ALONG SAID SOUTH RIGHT OF WAY LINE, 667.86 FEET TO THE EAST MAINTAINED RIGHT OF WAY LINE OF SW GODBOLD AVENUE; THENCE S 00°23'48" E, ALONG SAID EAST RIGHT OF WAY LINE, 337.58 FEET; THENCE N 88°47'19" E, 669.32 FEET; THENCE N 00°38'31" W, 337.57 FEET TO THE POINT OF BEGINNING.