

NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

00-00-00-14307-007

Clerk's Office Stamp

Inst: 202412014164 Date: 07/01/2024 Time: 3:39PM
Page 1 of 2 B: 1518 P: 650, 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.

1. Description of property (legal description): 231 SW Plymouth Avenue, Fort White, Florida 32038
a) Street (job) Address: SEE LEGAL DESCRIPTION ATTACHED - EXHIBIT "A"
2. General description of improvements: Demolition of existing residential single family home
3. Owner Information or Lessee information if the Lessee contracted for the improvements:
a) Name and address: Angela D. Coppock, 231 SW Plymouth Avenue, Fort White, Florida 32038
b) Name and address of fee simple titleholder (if other than owner) _____
c) Interest in property Fee Simple
4. Contractor Information
a) Name and address: John F. Crawford Homes, LLC - 14368 NW 161st Avenue, Alachua, FL 32615
b) Telephone No.: 904-338-5683
5. Surety Information (if applicable, a copy of the payment bond is attached):
a) Name and address: N/A
b) Amount of Bond: _____
c) Telephone No.: _____
6. Lender
a) Name and address: First Federal Bank - 9700 Touchton Road Ste. 101, Jacksonville, FL 32246
b) Phone No. 877-499-0572
7. 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: N/A
b) Telephone No.: _____
8. 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: First Federal Bank OF Jacksonville, Florida
b) Telephone No.: 877-499-0572
9. 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 WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA
COUNTY OF COLUMBIA

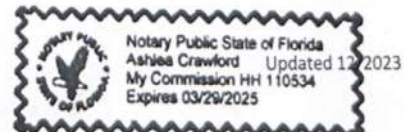
10. Angela Coppock
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager

Angela Coppock / owner
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 1ST day of July, 20 24, by: Angela Coppock as owner
(Name of Person) (Type of Authority)
for Angela Coppock who is personally known ☒ OR produced identification ☐
(name of party on behalf of whom instrument was executed)

Type ID _____

Notary Signature Ashlea Crawford (Notary Stamp or Seal)



Loan Number: 2020051414

Date: December 29, 2023

Property Address: 231 SW Plymouth Ave
Fort White, Florida 32038

EXHIBIT "A"

LEGAL DESCRIPTION

Commence at the Northeast corner of Block F, TOWN OF FT. WHITE, Columbia County, Florida and run thence S 2°59'59" W, along said East line of Block F, 181.25 feet to the POINT OF BEGINNING, thence continue S 2°59'59" W, along said East line of Block F, 156.45 feet, thence N 85°35'16" W, 177.61 feet to the East right-of-way line of Hill Road (60' R/W), thence N 13°22'44" E, along said East Right-of-Way line, 158.34 feet, thence S 85°35'16" E, 149.09 feet to the POINT OF BEGINNING.

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