

Loan Number: 2020051414

This Instrument Prepared By:
Angie Osborne
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: 202412000290 Date: 01/05/2024 Time: 4:05PM
Page 1 of 5 B: 1505 P: 2047, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *MS*
Deputy Clerk

[Space Above This Line For Recording Data]

Permit No.: _____

Tax Folio No.: 00-00-00-14307-007

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: 231 SW Plymouth Ave, Fort White, Florida 32038
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT
"A".
A.P.N.: 00-00-00-14307-007

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: Angela D Coppock
231 SW Plymouth Ave
Fort White, Florida 32038


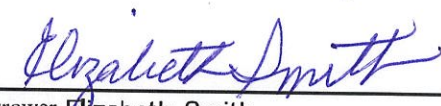
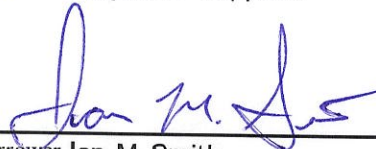




- b. Interest in property: FeeSimple
- c. Name and address of fee simple title holder (if other than Owner): _____
4. a. Contractor (name and address): John E. Crawford Homes, LLC
14368 NW 161st Avenue
Alachua, FL 32615
- b. Contractor's phone number: 904-338-5683
5. Surety (if applicable, a copy of 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 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 Angela D Coppock	 Borrower Elizabeth Smith
 Borrower Ian M Smith	 Date 12/29/23
	 Date 12/29/23



State of FLORIDA)
County of Columbia)

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

☒ Physical Presence,

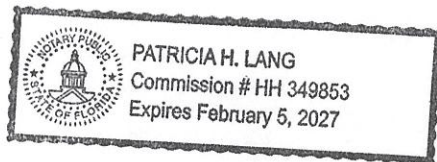
- OR -

☐ Online Notarization,

this 29th day of December, 2023, by
Date Month Year

Angela D Coppock AND Elizabeth Smith AND Ian M Smith

Name of Person Making Statement



Patricia Lang
Signature of Notary Public - State of Florida

PATRICIA LANG

Name of Notary Typed, Printed or Stamped

(Place Notary Seal Stamp Above)

☐ Personally Known
☒ Produced Identification

Type of Identification Produced: Driver's License



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.

A.P.N. # : 00-00-00-14307-007

