

Oceana Key Biscayne

350–360 Ocean Dr · North & South Towers, Key Biscayne, FL 33149 — Building Profile — Public Records · July 2026

PROPERTY FACTS

Folio	2442320290001
Year built	2013
Unit folios	153
Use	Residential - Total Value

ASSOCIATION

Florida entity	Oceana Key Biscayne Condominium Association, Inc.
Sunbiz	N14000003917 · Active
Registered agent	Skrld, Inc.
President	Palandjoglou Andres
Vice President	Tognetti Jeffrey
Treasurer	Steiner Jeffrey

COUNTY REGISTRATION

Registration #	CR23003195
Status	Expired
Expires	01-31-2026

40-YEAR RECERTIFICATION

Case	—
Filed	—
Type	—
Status	—

RECORDED DOCUMENTS (MIAMI-DADE CLERK)

6	1	0	0	
Claims of lien	Lis pendens	Declarations & amendments	Tax liens	
3	3	0	5	12
Releases & satisfactions	Notices of commencement	Judgments	Affidavits	Court filings

Counts reflect documents recorded with the Miami-Dade Clerk of Courts naming the association. Claims of lien are most commonly filed by an association against individual units for unpaid assessments; lis pendens indicate pending litigation affecting a unit or the property. Releases and satisfactions record liens or lis pendens being resolved; notices of commencement indicate construction or repair projects; affidavits, judgments and court filings are administrative and litigation-related records. Recorded documents are historical facts and do not by themselves establish the current financial condition of an association.

MOST RECENT RECORDED DOCUMENTS (UP TO 15 SHOWN)

Recorded	Document	Book/Page	Clerk file #
7/15/2026	Affidavit	35397/3353	2026 R 479708
7/9/2026	Dade Court Paper	35390/1127	2026 R 467677
7/7/2026	Affidavit	35385/4234	2026 R 460993

9/4/2025	Notice Of Commencement	34925/3067	2025 R 672826
4/22/2025	Affidavit	34717/130	2025 R 297353
4/11/2025	Dade Court Paper	34706/3841	2025 R 279098
3/25/2025	Dade Court Paper	34677/515	2025 R 229378
3/15/2023	Dade Court Paper	33624/3032	2023 R 177271
8/16/2022	Dade Court Paper	33338/315	2022 R 643369
8/15/2022	Dade Court Paper	33336/694	2022 R 640092
8/9/2022	Dade Court Paper	33329/1680	2022 R 628935
3/7/2022	Dade Court Paper	33052/4929	2022 R 189115
10/20/2020	Dade Court Paper	32154/2906	2020 R 600067
1/10/2020	Dade Court Paper	31771/4011	2020 R 27077
9/17/2019	Affidavit	31610/2476	2019 R 583226

This profile is our gift to Key Biscayne buyers

Vantage Luxury Real Estate built and maintains this database — no paywall, no strings. When you want the owner-only documents (budgets, minutes, reserve study/SIRS, insurance, estoppel), a valuation, or a straight answer about this building, we're one message away.

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Full profile & document request: www.keybiscaynecondoassessments.com/building/360-ocean-dr/

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All information on this site is compiled from official public records — the Miami-Dade Property Appraiser, Miami-Dade Clerk of Courts, Florida Division of Corporations (Sunbiz), Miami-Dade RER and the Village of Key Biscayne — as of July 2026. Records may contain errors or be superseded by later filings; nothing here is legal, financial or investment advice, nor a statement about the current financial condition of any association. Verify all information independently before relying on it. · Equal Housing Opportunity