

# Grand Bay Tower

430 Grand Bay Dr, Key Biscayne, FL 33149 — Building Profile — Public Records · July 2026

## PROPERTY FACTS

|             |                           |
|-------------|---------------------------|
| Folio       | 2452050600001             |
| Year built  | 1999                      |
| Unit folios | 100                       |
| Use         | Residential - Total Value |

## ASSOCIATION

|                  |                                               |
|------------------|-----------------------------------------------|
| Florida entity   | Grand Bay Tower Condominium Association, Inc. |
| Sunbiz           | N99000005351 · Active                         |
| Registered agent | Skrld, Inc.                                   |
| President        | Perez-Hickman Fernando                        |
| Vice President   | Rivas Ricardo                                 |
| Secretary        | Gomez Rosa                                    |
| Treasurer        | Gavazzi Alberto                               |
| Director         | Staton Woods                                  |

## COUNTY REGISTRATION

|                |            |
|----------------|------------|
| Registration # | CR23004458 |
| Status         | Issued     |
| Expires        | 01-31-2027 |

## 40-YEAR RECERTIFICATION

|        |                              |
|--------|------------------------------|
| Case   | <a href="#">40YC26-00011</a> |
| Filed  | 07/07/2026                   |
| Type   | 40 YEAR CERTIFICATION        |
| Status | Initiated                    |

## RECORDED DOCUMENTS (MIAMI-DADE CLERK)

|                          |                         |                           |            |               |
|--------------------------|-------------------------|---------------------------|------------|---------------|
| <b>2</b>                 | <b>0</b>                | <b>1</b>                  | <b>0</b>   |               |
| Claims of lien           | Lis pendens             | Declarations & amendments | Tax liens  |               |
| <b>5</b>                 | <b>5</b>                | <b>0</b>                  | <b>10</b>  | <b>10</b>     |
| 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 #                  |
|-----------|-----------|-----------|-------------------------------|
| 7/16/2026 | Affidavit | 35401/250 | <a href="#">2026 R 485286</a> |

|           |                        |            |                               |
|-----------|------------------------|------------|-------------------------------|
| 5/26/2026 | Assignment             | 35318/2729 | <a href="#">2026 R 355950</a> |
| 8/8/2025  | Notice Of Commencement | 34888/3138 | <a href="#">2025 R 609568</a> |
| 3/5/2024  | Affidavit              | 34119/2622 | <a href="#">2024 R 169836</a> |
| 9/14/2023 | Mortgage               | 33879/4539 | <a href="#">2023 R 647018</a> |
| 4/11/2023 | Notice Of Commencement | 33659/3979 | <a href="#">2023 R 240447</a> |
| 4/10/2023 | Easement               | 33656/3932 | <a href="#">2023 R 235592</a> |
| 8/1/2022  | Release                | 33316/4612 | <a href="#">2022 R 608793</a> |
| 7/18/2022 | Dade Court Paper       | 33293/3352 | <a href="#">2022 R 570763</a> |
| 6/10/2022 | Dade Court Paper       | 33233/4470 | <a href="#">2022 R 470433</a> |
| 4/7/2022  | Affidavit              | 33116/3042 | <a href="#">2022 R 287051</a> |
| 2/15/2022 | Dade Court Paper       | 33022/3956 | <a href="#">2022 R 138516</a> |
| 1/24/2022 | Dade Court Paper       | 32977/520  | <a href="#">2022 R 66806</a>  |
| 6/7/2021  | Dade Court Paper       | 32550/2306 | <a href="#">2021 R 404227</a> |
| 3/3/2021  | Affidavit              | 32380/2917 | <a href="#">2021 R 158378</a> |

## 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.

**WhatsApp Lucas: +1 (786) 762-0003 · [lucas@vantageluxuryre.com](mailto:lucas@vantageluxuryre.com)**

Full profile & document request: [www.keybiscaynecondoassessments.com/building/430-grand-bay-dr/](http://www.keybiscaynecondoassessments.com/building/430-grand-bay-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