

Mar Azul

600 Grapetree Dr, Key Biscayne, FL 33149 — Building Profile — Public Records · July 2026

PROPERTY FACTS

Folio	2452040110001
Year built	1974
Unit folios	131
Use	Residential - Total Value

ASSOCIATION

Florida entity	Mar-Azul Condominium Association, Inc.
Sunbiz	727301 · Active
Registered agent	Mar Azul Condominium Association
President	Garcia-Lay Guillermo Mr.
Vice President	Sanchez Fausto
Secretary	Palomo Elena Tmrs.
Treasurer	Gonzalez Daniel Sr.
Director	Schnell Barbara Mr.

COUNTY REGISTRATION

Registration #	CR23003282
Status	Issued
Expires	01-31-2027

40-YEAR RECERTIFICATION

Case	40YC21-00039
Filed	07/19/2021
Type	40 YEAR CERTIFICATION
Status	Rejected

RECORDED DOCUMENTS (MIAMI-DADE CLERK)

79

Claims of lien

28

Lis pendens

2

Declarations & amendments

0

Tax liens

3

Releases & satisfactions

2

Notices of commencement

0

Judgments

7

Affidavits

10

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 #
6/22/2026	Notice Of Commencement	35362/944	2026 R 422896

11/12/2025	Lien	35026/2492	2025 R 845704
11/12/2025	Lien	35026/2489	2025 R 845703
9/29/2025	Dade Court Paper	34960/4857	2025 R 736002
6/16/2025	Dade Court Paper	34805/1511	2025 R 461785
6/3/2025	Dade Court Paper	34783/1649	2025 R 419505
12/5/2024	Release	34520/4900	2024 R 910381
12/2/2024	Lien	34513/3907	2024 R 898180
4/2/2024	Affidavit	34162/1599	2024 R 249461
7/18/2022	Assignment	33293/2385	2022 R 570345
5/31/2022	Affidavit	33215/3613	2022 R 440074
7/15/2021	Dade Court Paper	32620/2170	2021 R 505263
4/7/2021	Lien	32434/4628	2021 R 238083
2/9/2021	Notice Of Commencement	32343/1242	2021 R 104880
9/1/2020	Affidavit	32079/370	2020 R 491569

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

Full profile & document request: www.keybiscaynecondoassessments.com/building/600-grapetree-dr/

Lucas D. Boccheciampe · Broker · Vantage Luxury Real Estate · FL Lic. #CQ1063050 / #3291732
240 Crandon Blvd, Suite 285, Key Biscayne, FL 33149 · +1 (786) 762-0003 (WhatsApp) · lucas@vantageluxuryre.com

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