

Ocean Tower One Key Biscayne

799 Crandon Blvd, Key Biscayne, FL 33149 — Building Profile — Public Records · July 2026

PROPERTY FACTS

Folio	2452050660001
Year built	2002
Unit folios	111
Use	Residential - Total Value

ASSOCIATION

Florida entity	Ocean Tower One Key Biscayne Condominium Association, Inc.
Sunbiz	N02000000697 · Active
Registered agent	Cuevas, Garcia & Torres, P.A.
President	Soupata Lea
Treasurer	Enriquez Susana
Director	Cancio Jose

COUNTY REGISTRATION

Registration #	CR23005235
Status	Issued
Expires	01-31-2027

40-YEAR RECERTIFICATION

Case	—
Filed	—
Type	—
Status	—

RECORDED DOCUMENTS (MIAMI-DADE CLERK)

3	0	0	0	
Claims of lien	Lis pendens	Declarations & amendments	Tax liens	
3	0	0	5	0
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 #
10/16/2025	Affidavit	34987/3647	2025 R 781273
8/11/2025	Release	34890/3746	2025 R 612999
4/8/2025	Lien	34698/768	2025 R 264554

6/18/2024	Release	34277/2865	2024 R 463277
1/25/2024	Lien	34066/4027	2024 R 66620
10/3/2022	Affidavit	33407/510	2022 R 763202
10/21/2021	Assignment	32805/2327	2021 R 788662
1/26/2021	Affidavit	32312/2247	2021 R 60839
1/26/2021	Affidavit	32312/2248	2021 R 60840
12/10/2020	Affidavit	32232/4099	2020 R 710798
4/20/2020	Release	31905/3700	2020 R 239717
10/7/2019	Lien	31635/4058	2019 R 625004
3/15/2016	Consent	30000/1067	2016 R 157694

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/799-crandon-blvd/

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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