

Casa del Mar

881 Ocean Dr, Key Biscayne, FL 33149 — Building Profile — Public Records · July 2026

PROPERTY FACTS

Folio	2452040080001
Year built	1971
Unit folios	235
Use	Residential - Total Value

ASSOCIATION

Florida entity	Casa Del Mar Condominium Association, Inc.
Sunbiz	718183 · Active
Registered agent	Farinas-Sabogal Lilliana Mesq.
President	Ibars George C
Vice President	Lasky Thomas
Secretary	Ghahramani Mehrdad
Treasurer	Taddei Armando
Director	Handel Marina
Director	Cardenas Eduardo C

COUNTY REGISTRATION

Registration #	CR23004957
Status	Issued
Expires	01-31-2027

40-YEAR RECERTIFICATION

Case	40YC21-00038
Filed	07/19/2021
Type	40 YEAR CERTIFICATION
Status	Rejected

RECORDED DOCUMENTS (MIAMI-DADE CLERK)

7

Claims of lien

4

Lis pendens

0

Declarations & amendments

0

Tax liens

6

Releases & satisfactions

4

Notices of commencement

0

Judgments

17

Affidavits

16

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 #
2/3/2026	Notice Of Commencement	35144/3118	2026 R 75062
2/3/2026	Notice Of Commencement	35144/3102	2026 R 75058
1/5/2026	Easement	35102/4321	2026 R 3338
12/3/2025	Lien	35054/4075	2025 R 893999
11/25/2025	Lien	35045/507	2025 R 878534
8/29/2025	Release	34920/186	2025 R 662572
6/20/2025	Dade Court Paper	34811/4470	2025 R 472215
6/20/2025	Dade Court Paper	34811/4451	2025 R 472207
6/20/2025	Release	34810/4047	2025 R 470530
4/3/2025	Satisfaction Of Mortgage	34690/1026	2025 R 252377
3/31/2025	Affidavit	34684/116	2025 R 242048
2/24/2025	Dade Court Paper	34631/14	2025 R 139017
12/11/2024	Lis Pendens	34530/947	2024 R 927311
12/11/2024	Lis Pendens	34530/644	2024 R 927090
10/29/2024	Lien	34465/2402	2024 R 810360

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/881-ocean-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