

PROPERTY INTELLIGENCE REPORT

810 NW 151ST ST

Miami, FL 33169

FOLIO

3021230220950

JURISDICTION

Unincorporated Miami-Dade, FL

GENERATED

June 8, 2026

This report is compiled from public records and proprietary data sources. Information is believed to be accurate but is not guaranteed. Always verify material facts with the appropriate county offices before transacting.

ID 4b828a8e

Property Overview

MARKET VALUE \$1,279,307 Per Property Appraiser	ASSESSED VALUE \$624,967 For tax purposes	LAST TRANSFER \$0 Jun 2021 (non-arm's length)	TAX STATUS PAID Current
Street Address	810 NW 151ST ST	City, State, ZIP	Miami, FL 33169
Folio Number	3021230220950	County	Miami-Dade
Property Use	RESIDENTIAL - SINGLE FAMILY : 1 UNIT	Zoning	0100

Property Summary

REVIEW REQUIRED

One or more recorded items require resolution or verification before transacting.

FORECLOSURE / LIS PENDENS	None found in searched Miami-Dade Clerk records	<i>see Title-Affecting Encumbrances</i>
PROPERTY TAX	PAID — Current	<i>see Tax Status</i>
OWNER / TITLE	PA shows fewer grantees than the recorded deed — title examiner should verify	<i>see Owner Information</i>
CODE ENFORCEMENT	\$203,960 across 14 open county citations (accruing)	<i>see Outstanding Code Enforcement Balances</i>
RECORDED LIENS	13 recorded liens on title — review	<i>see Title-Affecting Encumbrances</i>
PERSONAL LIENS	None found in searched Miami-Dade Clerk records	<i>see Possible Personal Liens</i>
MORTGAGES	1 open/unreleased mortgage record	<i>see Mortgage Status</i>
PRIOR-OWNER CLOUDS	None	<i>see Appendix — prior recordings</i>

⚠ Combined red flag: unpermitted structural work

Open unsafe-structure / structural / fire-safety / unpermitted-work violations on file AND zero building permits of record. This may indicate unpermitted work, incomplete permit records, or data gaps in the permit feed — a physical inspection and a permit search are warranted before transacting.

*Some data sources are not instant-feed for this jurisdiction — see **Coverage** at end of report.*

Owner Information

CURRENT OWNER(S) OF RECORD

From Miami-Dade Property Appraiser, cross-checked against the most recent vesting deed shown below.

OWNER

██████████

██████████

Tenants by the Entireties

Husband-and-wife joint ownership with right of survivorship. Under Florida law, judgments against just one spouse generally do NOT attach to a TBE-held property. Either spouse alone cannot sell or encumber the property without the other.

Transferred from: **Fannie Mae a/k/a Federal National Mortgage Association**

Transferred to: ██████████ · ██████████

Deed signed: May 21, 2019

From deed body: The document date is found on page 1 in the first paragraph. The tenancy type is inferred from the granting clause on page 1, which states the grantees as 'husband and wife'. The parties are listed in the granting clause on page 1. The legal description is found on page 1 in the granting clause. The grantee address is found at the top of page 1 under 'Prepared By and Return To'.

Deed details extracted from the recorded deed body via document-vision (CFN 2019R0332070) — confidence: HIGH.

Grantee on the recorded deed is not shown on Property Appraiser

The most recent recorded transfer (Quit Claim Deed recorded Jun 24, 2021) named ██████████ and ██████████ as grantees. The Property Appraiser currently shows ██████████, which includes ██████████ but not ██████████. This commonly reflects a surviving-spouse situation where the deceased grantee's interest passed by survivorship (TBE / JTWR0S) without a separate recording, a divorce with a quit-claim by the missing grantee, a half-interest sale that updated PA without surfacing as a separate clerk recording, or a PA-side data lag. A title examiner should verify whether this party still holds a recorded interest before relying on this report.

MAILING ADDRESS

Mailing Street: 810 NW 151 ST Mailing City/State/ZIP: Miami, FL 33169

USPS MAIL VERIFICATION

DELIVERABLE

USPS Vacancy Flag: Not flagged vacant Address Type: Residential

DPV Confirmation: Confirmed (Y) — full address deliverable CMRA Flag: No

Carrier Route: C002 Verified: May 12, 2026

Valuation & Assessment

ASSESSMENT

Market Value	\$1,279,307	Assessed Value	\$624,967
Land Value	\$1,024,140	Building Value	\$232,514

SALES & EQUITY

Last Qualified Sale (PA)	\$175,000	Last Qualified Sale Date	March 1, 2001
Most Recent Transfer (Quit Claim)	—	Most Recent Transfer Date	June 24, 2021

Two rows shown because PA's "qualified sale" definition excludes foreclosures, LLC moves, family transfers, and other unqualified transfers.

EXEMPTIONS

Homestead Exemption	Yes	Save Our Homes Cap	\$654,340
Homestead Base Year	2020		

PROPERTY CHARACTERISTICS

Bedrooms	5	Full Bathrooms	3
Heated Area	2,337 sq ft	Lot Size	40,966 sq ft
Use Code	0101	Use Description	RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Zoning	0100		

Tax Status

Tax Status: Current

Property taxes are paid through the most recent billing cycle, per the Miami-Dade Tax Collector. Future installments not yet billed don't appear here.

Payment Status	PAID	Annual Tax Bill	\$11,023
Delinquent	No	Escrow Payment	No

Mortgage Status

1 Open Mortgage

discovered via owner-name search; not visible to a folio-only lookup in the clerk index.

RECORDED	DOCUMENT TYPE	PARTIES	AMOUNT	CFN	MATCH
Jun 24, 2021	Mortgage	FirstBank [REDACTED] [REDACTED]	\$402,000	2021R0447366 View PDF →	Strong match Subdivision matches (BISCAYNE GARDENS SEC F PART 1 → BISCAYNE GARDENS SECTION F PART 1). +3 more

From doc: Borrowers: [REDACTED] · [REDACTED] · [REDACTED] · [REDACTED] · Lender: FirstBank · Principal: \$402,000 · Signed: Jun 7, 2021 · Matures: Jul 1, 2051

From doc body: The recorded amount, document date, maturity date, and parties' names and roles are clearly stated on page 1. The legal description is referenced on page 2.

Original recorded principal shown. Current payoff balance reflects principal paid down + accrued interest — request a payoff letter from the lender for the exact figure at closing. Maturity dates and other body fields read directly from the recorded mortgage are shown on the line below each row.

1 satisfied — see Appendix (Satisfied / Extinguished Mortgages).

Title-Affecting Encumbrances

Liens and clouds formally recorded with the Miami-Dade Clerk against this folio — they show on a title search and typically must be cleared (paid, satisfied, or negotiated) before closing. Each row is recorded against THIS folio, or matched to an owner by name. We check every one for survival — a statute that likely extinguishes it (e.g. a mechanic's lien past FL §713.22's one-year window), a later qualified sale or foreclosure that cleared it, or an in-rem lien that runs with the land regardless of who now owns it — and tag the row with the result; rows we judge cleared move to the appendix. **"Active" means the clerk shows no recorded release and our survival checks did not clear it.** Dollar values are the recorded principal amounts; current balances for code-enforcement and stormwater liens commonly exceed the recorded amount due to accrued penalties — see Outstanding Code Enforcement Balances below.

Encumbrance Picture

13 unreleased recorded liens on title — verify status.

Latest ownership transfer recorded **May 21, 2019** via the vesting deed surfaced under owner-name search — the recording isn't folio-indexed in the clerk's digital index. A lien recorded before that date can still attach — in-rem liens (code-enforcement, utility, etc.) run with the land — so each row below carries a tag for whether it survives or was cleared.

RECORDED	DOCUMENT TYPE	PLAINTIFF	DEFENDANT	STATUS	AMOUNT	CFN	MATCH
Jun 5, 2026	Utility Lien (Water/Sewer/Utilities)	MIAMI-DADE COUNTY STORMWATER UTILITY	[REDACTED]	ACTIVE	\$115.54 ¹	2026R0385903 View PDF →	Folio-indexed
Discovered under: [REDACTED] Case: PWWW-SWU CASE:157628 ACT: 6000735000 FOLIO: 302123 Document date: Jun 5, 2026 Legal (from body): 23 52 41 .91 AC PB 44-46 BISCAYNE GARDENS SEC F PART 1 LOT 86 LOT SIZE 135.200 X 303 OR 19582-3853 03 2001 1							
Apr 14, 2026	Code Enforcement Lien (Code Enforcement)	MIAMI-DADE COUNTY FLORIDA	[REDACTED]	ACTIVE	\$10,610 ¹ → see live balance below	2026R0245610 View PDF →	Folio-indexed
Discovered under: [REDACTED] Case: 202504002608 Document date: Apr 9, 2026 Legal (from body): 30-2123-022-0950 / 810 NW 151 ST / AKA , MIAMI-DADE COUNTY, FLORIDA							
Mar 5, 2026	Code Enforcement Lien (Code Enforcement)	MIAMI-DADE COUNTY FLORIDA	[REDACTED]	ACTIVE	\$4,310 ¹ → see live balance below	2026R0151081 View PDF →	Folio-indexed
Discovered under: [REDACTED] Case: 202504002206 Document date: Mar 5, 2026 Legal (from body): 30-2123-022-0950 / 810 NW 151 ST / AKA 23 52 41 .91 AC PB 44-46 BISCAYNE GARDENS SEC F PART 1 LOT 86 LOT SIZE 135.200 X 303 OR 19582-3853 03 2001 1 COC 23069-3683 01 2005 6 OR 32579-1491 0621 11, MIAMI-DADE COUNTY, FLORIDA							
Feb 2, 2026	Code Enforcement Lien (Code Enforcement)	Miami-Dade County	[REDACTED]	ACTIVE	\$21,110 ¹ → see live balance below	2026R0069887 View PDF →	Folio-indexed
Discovered under: [REDACTED] Case: 202504002205 Document date: Feb 2, 2026 Legal (from body): 30-2123-022-0950 / 810 NW 151 ST / AKA 23 52 41 .91 AC PB 44-46 BISCAYNE GARDENS SEC F PART 1 LOT 86 LOT SIZE 135.200 X 303 OR 19582-3853 03 2001 1 COC 23069-3683 01 2005 6 OR 32579-1491 0621 11, MIAMI-DADE COUNTY, FLORIDA							
Jan 8, 2026	Code Enforcement Lien (Code Enforcement)	MIAMI-DADE COUNTY	[REDACTED]	ACTIVE	\$10,610 ¹ → see live balance below	2026R0013807 View PDF →	Folio-indexed

RECORDED	DOCUMENT TYPE	PLAINTIFF	DEFENDANT	STATUS	AMOUNT	CFN	MATCH
<p>Discovered under: [REDACTED]</p> <p>Case: 202504001160</p> <p>Document date: Jan 7, 2026</p> <p>Legal (from body): 30-2123-022-0950 / 810 NW 151 ST / AKA 23 52 41 .91 AC PB 44-46 BISCAYNE GARDENS SEC F PART 1 LOT 86 LOT SIZE 135.200 X 303 OR 19582-3853 03 2001 1 COC 23069-3683 01 2005 6 OR 32579-1491 0621 11, MIAMI-DADE COUNTY, FLORIDA</p>							
Oct 28, 2025	Code Enforcement Lien (Code Enforcement)	MIAMI-DADE COUNTY FLORIDA, CODE ENFORCEMENT	[REDACTED]	ACTIVE	\$10,610 ¹ → see live balance below	2025R0810864 View PDF →	Folio-indexed
<p>Discovered under: [REDACTED]</p> <p>Case: 202504002918</p> <p>Document date: Oct 28, 2025</p> <p>Legal (from body): 30-2123-022-0950 / 810 NW 151 ST / AKA 23 52 41 .91 AC PB 44-46 BISCAYNE GARDENS SEC F PART 1 LOT 86 LOT SIZE 135.200 X 303 OR 19582-3853 03 2001 1 COC 23069-3683 01 2005 6 OR 32579-1491 0621 11, MIAMI-DADE COUNTY, FLORIDA</p>							
Oct 10, 2025	Code Enforcement Lien (Code Enforcement)	MIAMI-DADE COUNTY FLORIDA	[REDACTED]	ACTIVE	\$4,310 ¹ → see live balance below	2025R0768913 View PDF →	Folio-indexed
<p>Discovered under: [REDACTED]</p> <p>Case: 202504001682</p> <p>Document date: Oct 9, 2025</p> <p>Legal (from body): 30-2123-022-0950 / 810 NW 151 ST / AKA 23 52 41 .91 AC PB 44-46 BISCAYNE GARDENS SEC F PART 1 LOT 86 LOT SIZE 135.200 X 303 OR 19582-3853 03 2001 1 COC 23069-3683 01 2005 6 OR 32579-1491 0621 11, MIAMI-DADE COUNTY, FLORIDA</p>							
Jun 9, 2025	Utility Lien (Water/Sewer/Utilities)	MIAMI-DADE COUNTY STORMWATER UTILITY	[REDACTED]	ACTIVE	\$89.07 ¹	2025R0439509 View PDF →	Owner name search Subdivision matches (BISCAYNE GARDENS SEC F PART 1 → BISCAYNE GARDENS SEC F PART 1). Lot matches (86 → 86). Body folio matches (3021230220950 → 3021230220950).
<p>Discovered under: [REDACTED]</p> <p>Document date: Jun 9, 2023</p> <p>Legal (from body): 23 52 41 .91 AC PB 44-46 BISCAYNE GARDENS SEC F PART 1 LOT 86 LOT SIZE 135.200 X 303 OR 19582-3853 03 2001 1</p>							
Jun 5, 2025	Code Enforcement Lien (Code Enforcement)	MIAMI-DADE COUNTY FLORIDA, CODE ENFORCEMENT	[REDACTED]	ACTIVE	\$10,610 ¹ → see live balance below	2025R0430700 View PDF →	Folio-indexed
<p>Discovered under: [REDACTED]</p> <p>Case: 202404002319</p> <p>Document date: Jun 5, 2025</p> <p>Legal (from body): 30-2123-022-0950 / 810 NW 151 ST / AKA 23 52 41 .91 AC PB 44-46 BISCAYNE GARDENS SEC F PART 1 LOT 86 LOT SIZE 135.200 X 303 OR 19582-3853 03 2001 1 COC 23069-3683 01 2005 6 OR 32579-1491 0621 11, MIAMI-DADE COUNTY, FLORIDA</p>							
Jun 6, 2024	Utility Lien (Water/Sewer/Utilities)	MIAMI-DADE COUNTY STORMWATER UTILITY	[REDACTED]	ACTIVE	\$130.18 ¹	2024R0431567 View PDF →	Folio-indexed
<p>Discovered under: [REDACTED]</p> <p>Case: PWWM-SWU CASE:141642 ACT: 6000735000 FOLIO: 302123</p> <p>Document date: Jun 6, 2024</p> <p>Legal (from body): 23 52 41 .91 AC PB 44-46 BISCAYNE GARDENS SEC F PART 1 LOT 86 LOT SIZE 135.200 X 303 OR 19582-3853 03 2001 1</p>							

RECORDED	DOCUMENT TYPE	PLAINTIFF	DEFENDANT	STATUS	AMOUNT	CFN	MATCH
Sep 18, 2014	Utility Lien (Water/Sewer/Utilities) Survives the sale — runs with the land Recorded against a prior owner	Public Works and Waste Management Department Stormwater Utility Planning Division, Stormwater Utility	██████████ ██████████	ACTIVE	\$84.79 ¹	2014R0650939 View PDF →	Folio-indexed
Case: PWWM-SWU CASE:085919 ACT: 6000735000 FOLIO: 302123 Document date: Sep 18, 2014 Legal (from body): 23 52 41 .91 AC PB 44-46 BISCAYNE GARDENS SEC F PART 1 LOT 86 LOT SIZE 135.200 X 303 OR 19582-3853 03 2001 1							

Oct 17, 2013	Utility Lien (Water/Sewer/Utilities) Survives the sale — runs with the land Recorded against a prior owner	MIAMI-DADE COUNTY STORMWATER UTILITY	██████████ ██████████	ACTIVE	\$126.14 ¹	2013R0827289 View PDF →	Folio-indexed
Case: 080264 Document date: Oct 17, 2013 Legal (from body): 23 52 41 .91 AC PB 44-46 BISCAYNE GARDENS SEC F PART 1 LOT 86 LOT SIZE 135.200 X 303 OR 19582-3853 03 2001 1							

Aug 20, 2012	Utility Lien (Water/Sewer/Utilities) Survives the sale — runs with the land Recorded against a prior owner	MIAMI-DADE COUNTY STORMWATER UTILITY	██████████ ██████████	ACTIVE	\$80.81 ¹	2012R0583012 View PDF →	Folio-indexed
Case: DERM-SWU CASE:073114 ACT: 6000735000 FOLIO: 302123 Document date: Aug 20, 2012 Legal (from body): 23 52 41 .91 AC PB 44-46 BISCAYNE GARDENS SEC F PART 1 LOT 86 LOT SIZE 135.200 X 303 OR 19582-3853 03 2001 1							

Recorded against a prior owner (3 rows carry this badge)

We compared the named party to the current owner of record (Property Appraiser) and they don't match — most often a prior owner, sometimes a related entity or a name variant. The clerk indexed it under this parcel anyway, and an in-rem lien (code enforcement, utility) runs with the land, so it can still bind the property even though it names someone else. Confirm who's liable and whether it was satisfied before relying on or clearing it.

Runs with the land (3 rows)

In-rem liens (code-enforcement, utility, and similar) attach to the property itself and run with the land — an ordinary sale does NOT extinguish them, and a buyer takes title subject to the lien until it is released of record. The prior closing may have paid it without recording a release; confirm payoff with the filing agency before treating it as cleared.

¹ Some recorded amounts are extracted directly from the document image when the clerk's indexed metadata doesn't carry a figure. Verify against the source document before relying on these for a transaction.

3 released / satisfied historical records — see **Appendix** at end of report.

Possible Personal Liens

No Personal Liens Found

No money judgments or tax liens were found recorded under the names of this property's owners in Miami-Dade clerk records.

Outstanding Code Enforcement Balances

Open code-enforcement citations compiled live from Miami-Dade's code-enforcement system at report-generation time. These amounts include accrued daily penalties and are CURRENT as of today — typically higher than any corresponding recorded lien principal in the Title-Affecting Encumbrances section above. Some of these citations have already been formalized as recorded liens (above); others have not yet been recorded but may convert into lien recordings if unresolved. Citation case numbers and recorded-lien CFNs come from separate county systems and do not match 1:1. Payoff amounts are often negotiable if the underlying violation is cured before closing — request a current payoff letter from the filing agency.

14 Open Citations

Total current balance across active citations: **\$203,960.16**.

Balances can accrue daily until the underlying violation is cured. Fines are commonly negotiable down significantly through a Request for Reduction filed with the Code Enforcement Board *after* compliance is achieved — final payoff depends on cure status and a current payoff letter from the agency.

ACTIVE CITATIONS

CITATION #	FILED BY	VIOLATOR	ISSUED	CURRENT BALANCE	STATUS
T139181	MIAMI DADE CTY REGULATORY AND ECONOMIC RESOURCES DEPT	[REDACTED]	Jun 4, 2026	\$510.00	OPEN
T134452	MIAMI DADE CTY REGULATORY AND ECONOMIC RESOURCES DEPT	[REDACTED]	Nov 19, 2025	\$2,510.00	OPEN
T133586	MIAMI DADE CTY REGULATORY AND ECONOMIC RESOURCES DEPT	[REDACTED]	Oct 21, 2025	\$8,410.00	OPEN
T133606	MIAMI DADE CTY REGULATORY AND ECONOMIC RESOURCES DEPT	[REDACTED]	Oct 21, 2025	\$52,510.00	OPEN
T132195	MIAMI DADE CTY REGULATORY AND ECONOMIC RESOURCES DEPT	[REDACTED]	Sep 4, 2025	\$52,510.00	OPEN
T130557	MIAMI DADE CTY REGULATORY AND ECONOMIC RESOURCES DEPT	[REDACTED]	Jul 3, 2025	\$10,610.00	OPEN
T130569	MIAMI DADE CTY REGULATORY AND ECONOMIC RESOURCES DEPT	[REDACTED]	Jul 3, 2025	\$10,610.00	OPEN
T130279	MIAMI DADE CTY REGULATORY AND ECONOMIC RESOURCES DEPT	[REDACTED]	Jun 23, 2025	\$4,310.00	OPEN
T130049	MIAMI DADE CTY REGULATORY AND ECONOMIC RESOURCES DEPT	[REDACTED]	Jun 11, 2025	\$10,610.00	OPEN
T129709	MIAMI DADE CTY REGULATORY AND ECONOMIC RESOURCES DEPT	[REDACTED]	May 22, 2025	\$21,110.00	OPEN
T129139	MIAMI DADE CTY REGULATORY AND ECONOMIC RESOURCES DEPT	[REDACTED]	Apr 30, 2025	\$4,310.00	OPEN
T120109	MIAMI DADE CTY REGULATORY AND ECONOMIC RESOURCES DEPT	[REDACTED]	May 9, 2024	\$10,610.00	OPEN
T114974	MIAMI DADE CTY REGULATORY AND ECONOMIC RESOURCES DEPT	[REDACTED]	Sep 23, 2023	\$5,260.00	OPEN
B001592	MIAMI DADE CTY REGULATORY AND ECONOMIC RESOURCES DEPT	[REDACTED] & [REDACTED] (PO'S) Prior owner	Mar 14, 2007	\$10,080.16	OPEN

Recording History

Other chain-of-title items recorded with the Miami-Dade Clerk of Courts against this folio — satisfactions / releases of mortgage, certificates of title, notices of commencement, court papers, affidavits, and any historical (non-current-open) mortgage. **Vesting deeds appear in Chain of Title; currently-open mortgages appear in Mortgage Status; liens appear in Title-Affecting Encumbrances** — not duplicated here.

Recording Summary

3 recorded instruments · 2 mortgages

Showing 0 records from current owner (acquired May 21, 2019) · 3 prior records in Appendix at end of report

RECORDED	DOCUMENT TYPE	PARTIES	AMOUNT	CFN	MATCH
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3 prior recordings from before current ownership — see **Appendix** at end of report.

Chain of Title

Recorded deeds against this folio, most recent first. The most recent row is the current owner's vesting deed (how they took title); rows below it are prior transfers. Useful for chain-of-title research and verifying that pre-ownership encumbrances no longer attach. Pre-CFN-era and unindexed transfers (pre-1990s, roughly) may not appear in the clerk's electronic record at all.

Prior Foreclosure Indicated

The chain shows a prior foreclosure resolved before current ownership. A Certificate of Title is typically issued by the Clerk of Courts upon completion of a foreclosure proceeding. The current owners subsequently acquired the property through a standard purchase. Noted for chain-of-title awareness; does not reflect on current ownership.

RECORDED	DOCUMENT TYPE	GRANTOR / GRANTEE	AMOUNT	CFN
Jun 24, 2021	Quit Claim Deed	██████████ : ██████████ ██████████ : ██████████	Nominal	2021R0447365 View PDF →
		From doc body: The document date is found on page 1, the granting clause and grantee address are found on page 1, and the grantee's names are found on page 1.		
May 21, 2019	Deed	Fannie Mae a/k/a Federal National Mortgage Association ██████████ : ██████████	\$402,200	2019R0332070 View PDF →
		<i>Sale price from the Property Appraiser record (deed body recited no consideration).</i> From doc body: The document date is found on page 1 in the first paragraph. The tenancy type is inferred from the granting clause on page 1, which states the grantees as 'husband and wife'. The parties are listed in the granting clause on page 1. The legal description is found on page 1 in the granting clause. The grantee address is found at the top of page 1 under 'Prepared By and Return To'.		
Jan 16, 2014	Certificate of Title	██████████ FEDERAL NATIONAL MORTGAGE ASSOCIATION	\$90,200	2014R0037790 View PDF →
		From doc body: The consideration amount is found on page 1 in the section labeled 'Consideration'. The grantor is found on page 1 in the section labeled 'Defendant(s) / Respondents(s)'. The grantee is found on page 1 in the section labeled 'was sold to'. The legal description is found on page 2. The grantee address is found on page 1 in the section labeled 'was sold to'.		
May 5, 2011	Certificate of Title	** CONFIDENTIAL ** FEDERAL NATIONAL MTG ASSN	\$90,200	—
		<i>From Property Appraiser sales history; no matching clerk recording surfaced under this folio (PA omits grantor/grantee names on most pre-2010 transfers).</i>		
Feb 9, 2005	Deed	██████████ ██████████ : ██████████	\$300,000	2005R0132151 View PDF →
		From doc body: The granting clause and grantee descriptions are on page 1, paragraph 1.		
Oct 18, 2004	Deed	██████████ H. ██████████ ██████████ S. ██████████	\$188,000	2004R0910111 View PDF →
		From doc body: The document date is found in the first paragraph. The tenancy type is inferred from the marital status of the grantee. The parties' names and roles are found in the first paragraph. The legal description is found in the granting clause. The grantee's address is found in the first paragraph. The document is an original recording as there is no reference to a prior recording.		
Apr 4, 2001	Deed	██████████ A. ██████████ : ██████████ L. ██████████ ██████████ H. ██████████	\$175,000	2001R0160446 View PDF →
		From doc body: The document date is found on the first page under the heading 'Warranty Deed'. The grantors and grantee names are listed in the granting clause. The legal description is found in the body of the deed. The tenancy type is determined by the single grantee.		

RECORDED	DOCUMENT TYPE	GRANTOR / GRANTEE	AMOUNT	CFN
Apr 6, 1995	Deed	<p>██████████ ██████████ : ██████████ A. ██████████ ██████████ A ██████████ . ██████████ L. ██████████</p> <p>From doc body: The document date is found on the first page, the granting clause specifies the tenancy type, the grantor and grantee names are listed in the granting clause, and the legal description is found in the body of the deed.</p>	\$150,000	1995R0134761 View PDF →
Nov 1, 1979	Deed	<p><i>Older recording — Miami-Dade Property Appraiser's party-name coverage on sales history is sparse for pre-2010s transfers (typically under 15% of pre-2010 rows carry grantor or grantee names in PA's feed). The OR Book/Page reference (when present) is the retrieval path; a title agent pulls the recording from the clerk's archive.</i></p>	\$87,000	—

Code Enforcement & Violations

Building code-enforcement data is from Miami-Dade County's records for unincorporated areas. Incorporated municipalities run their own code-enforcement systems, which are not included unless specifically listed — see **Coverage** at end of report. Environmental enforcement (below) is county-wide.

BUILDING CODE VIOLATIONS

12 open of 24 total violations

OPEN VIOLATIONS BY CATEGORY

Unpermitted Work (3 — oldest: 1 year ago)

Structural (1 — oldest: 19 years ago)

Zoning / CU (1 — oldest: 11 months ago)

Parking / Vehicle / RV (6 — oldest: 2 years ago)

Fence / Wall / Gate (1 — oldest: 1 year ago)

CODE COMPLIANCE

OPEN

Home Occupation

Case: 202604002002 · **Opened:** May 11, 2026 (28 days ago)

Last activity: Intake

Source: US/FL/miami-dade/unincorporated/code-compliance/arcgis · May 18, 2026

CODE COMPLIANCE

OPEN

Commercial Vehicle - Unauthorized

Case: 202604001464 · **Opened:** Apr 3, 2026 (2 months ago)

Last activity: Intake

Source: US/FL/miami-dade/unincorporated/code-compliance/arcgis · Apr 14, 2026

CODE COMPLIANCE

OPEN

Commercial Vehicle - Unauthorized

Case: 202504005468 · **Opened:** Nov 19, 2025 (6 months ago)

Last activity: Additional Information from NCO/MHO

Source: US/FL/miami-dade/unincorporated/code-compliance/arcgis · Apr 17, 2026

CODE COMPLIANCE

OPEN

Commercial Vehicle - Unauthorized

Case: 202504003671 · **Opened:** Aug 18, 2025 (9 months ago)

Last activity: Case forwarded to Collections

Source: US/FL/miami-dade/unincorporated/code-compliance/arcgis · Apr 17, 2026

CODE COMPLIANCE

OPEN

Commercial Vehicle - Unauthorized

Case: 202504002918 · Opened: Jul 3, 2025 (11 months ago)

Last activity: Referred to ICD for Collections

Source: US/FL/miami-dade/unincorporated/code-compliance/arcgis · Apr 17, 2026

CODE COMPLIANCE

OPEN

Unauthorized Use - Residential/Business

Case: 202504002608 · Opened: Jun 13, 2025 (11 months ago)

Last activity: Lien doc/HO form sent to Recorders

Source: US/FL/miami-dade/unincorporated/code-compliance/arcgis · Apr 17, 2026

CODE COMPLIANCE

OPEN

Boat Storage

Case: 202504002206 · Opened: May 14, 2025 (1 year ago)

Last activity: Referred to ICD for Collections

Source: US/FL/miami-dade/unincorporated/code-compliance/arcgis · Apr 17, 2026

CODE COMPLIANCE

OPEN

Commercial Vehicle - Unauthorized

Case: 202504002205 · Opened: May 14, 2025 (1 year ago)

Last activity: Referred to ICD for Collections

Source: US/FL/miami-dade/unincorporated/code-compliance/arcgis · Apr 17, 2026

CODE COMPLIANCE

OPEN

Fence, hedge, tower, MAST - Violations

Case: 202504001682 · Opened: Apr 14, 2025 (1 year ago)

Last activity: Referred to ICD for Collections

Source: US/FL/miami-dade/unincorporated/code-compliance/arcgis · Apr 17, 2026

CODE COMPLIANCE

OPEN

Construction Performed without Required Permit

Case: 202504001160 · Opened: Mar 12, 2025 (1 year ago)

Last activity: Referred to ICD for Collections

Source: US/FL/miami-dade/unincorporated/code-compliance/arcgis · Apr 17, 2026

CODE COMPLIANCE

OPEN

Commercial Vehicle - Unauthorized

Case: 202404002319 · Opened: May 8, 2024 (2 years ago)

Last activity: Referred to ICD for Collections

Source: US/FL/miami-dade/unincorporated/code-compliance/arcgis · Apr 16, 2026

BUILDING VIOLATION

ALL OTHER CODE VIOLATIONS

FLORIDA BUILDING CODE

PRIOR OWNER

OPEN

NEW WINDOWS INSTALLED/REMOVED GARAGE DOOR,BLOCKED OPENING,ADDED BAY WINDOW,CONVERTED GARAGE,ADDED SKYLIGHT

Case: [20070104913](#) · Opened: Dec 20, 2006 (19 years ago)

Inspector: Alberto Blaya

Owner address: 810 NW 151ST ST , MIAMI FL 33169

Legal description: 23 52 41 .91 AC PB 44-46' BISCAYNE GARDENS SEC F PART 1' LOT 86' LOT SIZE 135.200 X 303' OR 19582-3853 03 2001 1' COC 23069-3683 01 2005 6'

Source: US/FL/miami-dade/unincorporated/building-violations/rer · May 12, 2026

12 closed cases — see **Appendix** at end of report. Complete data at [miamidade.gov](#).

Building Permits

Permit records shown are from the Unincorporated Miami-Dade permit feed. An incorporated municipality may maintain additional permit records not included here — see **Coverage** at end of report.

No Permits, but Open Unpermitted-Work Cases

No building permits appear in Miami-Dade County records for this folio — but Code Enforcement has open cases citing construction without permits or expired permits, consistent with the no-permit status. See the Code Enforcement & Violations section for details.

- **202604002002**: Unpermitted-work violation (opened May 11, 2026)
- **202504002206**: Unpermitted-work violation (opened May 14, 2025)
- **202504001160**: Unpermitted-work violation (opened Mar 12, 2025)

Confirm at buildingpermits.miamidade.gov before transacting; a physical inspection may be needed to assess the work referenced in those cases.

Property Appraiser Snapshot

Captured live from miamidadepa.gov on June 8, 2026.

Live capture of the Miami-Dade Property Appraiser detail page for this folio. Reflects the view buyers would see if they searched the folio themselves. Captured in 2 parts; consecutive parts overlap by a band so no row is split mid-content.

Property Appraiser live snapshot omitted from this sample report

Property Appraiser live snapshot omitted from this sample report

Source: Miami-Dade County Property Appraiser. Information shown reflects the PA system at the time of capture; it is the official source of record for assessed values and exemptions.

Appendix — Historical Records

Historical and pre-ownership records moved here so the main report stays focused on the active picture under the current owner. Useful for chain-of-title research, compliance history, and verifying pre-ownership encumbrances no longer attach.

CLOSED VIOLATIONS (12)

Cases that have been resolved or closed by the county. Included for chain-of-compliance history.

BUILDING VIOLATION ALL OTHER CODE VIOLATIONS	CLOSED
Violation at 810 NW 151 ST	
Case: 20160179716 · Opened: Jul 22, 2016 · Closed: Jul 19, 2019	
BUILDING VIOLATION UNSAFE STRUCTURES	CLOSED
From case #20070104913-B: :NEW WINDOWS INSTALLED/REMOVED GARAGE DOOR, BLOCKED OPENING, ADDED BAY WINDOW, ENCLOSED GARAGE, ADDED SKYLIGHT.	
Case: 20170185113 · Opened: Aug 8, 2017 · Closed: Apr 3, 2019	
BUILDING VIOLATION EXPIRED PERMITS	CLOSED
8-1 FAILURE TO OBTAIN REQUIRED INSPECTION FLORIDA BUILDING CODE SECTION 105.6	
Case: A2010003971 · Opened: Sep 11, 2010 · Closed: Nov 6, 2015	
BUILDING VIOLATION EXPIRED PERMITS	CLOSED
8-1 FAILURE TO OBTAIN REQUIRED INSPECTION FLORIDA BUILDING CODE SECTION 105.6	
Case: A2007007645 · Opened: Aug 11, 2007 · Closed: Dec 12, 2007	
BUILDING VIOLATION ALL OTHER CODE VIOLATIONS	CLOSED
reroofing shingle roof with out required permit	
Case: 2006095714 · Opened: Feb 11, 2006 · Closed: Sep 22, 2006	
BUILDING VIOLATION ALL OTHER CODE VIOLATIONS	CLOSED
Damaged but Not Dangerous	
Case: 2006063664 · Opened: Oct 27, 2005 · Closed: Oct 27, 2005	
CODE COMPLIANCE	CLOSED
Fence, hedge, tower, MAST - Violations	
Case: 202504001157 · Opened: Mar 12, 2025	
CODE COMPLIANCE	CLOSED
Recreational Vehicle/Camping Equipment Storage	
Case: 202504001132 · Opened: Mar 11, 2025	
CODE COMPLIANCE	CLOSED
Commercial Vehicle - Unauthorized	
Case: 202504001131 · Opened: Mar 11, 2025	

CODE COMPLIANCE CLOSED

Commercial Vehicle - Unauthorized

Case: 202404005968 · Opened: Dec 23, 2024

CODE COMPLIANCE CLOSED

Recreational Vehicle/Camping Equipment Storage

Case: 202404004784 · Opened: Oct 4, 2024

CODE COMPLIANCE CLOSED

Commercial Vehicle - Unauthorized

Case: 202404002429 · Opened: May 15, 2024

RELEASED / SATISFIED LIENS (3)

Liens that have been satisfied / released. Included for historical context.

TYPE	PLAINTIFF	DEFENDANT	RECORDED	AMOUNT	CFN	RELEASED	RELEASED BY	STATUS
Code Enforcement Lien	MIAMI-DADE COUNTY	FEDERAL NATIONAL MTG ASSN	Aug 23, 2017	\$1,325 ¹	2017R0489827 View PDF →	Sep 10, 2018	2018R0548553 View PDF →	CONFIRMED CLEARED
Code Enforcement Lien	MIAMI-DADE COUNTY, FLORIDA	FEDERAL NATIONAL MTG ASSN	Mar 28, 2017	\$1,250 ¹	2017R0171933 View PDF →	Sep 10, 2018	2018R0548551 View PDF →	CONFIRMED CLEARED
Utility Lien	MIAMI-DADE COUNTY STORMWATER UTILITY	FEDERAL NATIONAL MTG ASSN	Sep 2, 2015	\$83.57 ¹	2015R0566129 View PDF →	Apr 26, 2016	2016R0242748 View PDF →	CONFIRMED CLEARED

¹ Some recorded amounts are extracted directly from the document image when the clerk's indexed metadata doesn't carry a figure. Verify against the source document before relying on these for a transaction.

SATISFIED / EXTINGUISHED MORTGAGES (1)

Recorded mortgages that are no longer active obligations: satisfied of record (a Satisfaction / Release of Mortgage was recorded), statutorily extinguished under FL §95.281, or modifications / amendments of an existing mortgage. Surfaced for title-cleanup and chain-of-title context — a title agent confirms each recorded closure before treating it as resolved. Not counted in the active mortgage total.

RECORDED	DOCUMENT TYPE	PARTIES	AMOUNT	CFN	MATCH
May 29, 2019	Mortgage Satisfied	American Bancshares Mortgage, LLC [REDACTED]	\$390,086	2019R0332071 View PDF →	Strong match Subdivision matches (BISCAYNE GARDENS SEC F PART 1 – BISCAYNE GARDENS SEC F PT 01, abbreviated subdivision). +2 more

From doc: Borrowers: [REDACTED] · Lender: American Bancshares Mortgage, LLC · Principal: \$390,086 · Signed: May 21, 2019 · Matures: Jun 1, 2049

Satisfied of record by CFN 2021R0471833 recorded 2021-07-02. Shown for completeness; not counted as active mortgage debt — a title agent should confirm the recorded satisfaction before closing.

From doc body: The recorded amount, document date, maturity date, and parties were found on page 1. The loan program was determined to be conventional based on the absence of any special program signals.

PRIOR RECORDING HISTORY (3)

Deeds, mortgages, satisfactions, and other instruments recorded before the current owner acquired the property.

RECORDED	DOCUMENT TYPE	PARTIES	AMOUNT	CFN
Jul 20, 2016	Notice	FEDERAL NATIONAL MORTGAGE ASSN	—	2016R0422366 View on clerk
Apr 4, 2001	Mortgage	██████████ Y · FLEET NATL BNK	\$180,250	2001R0160447 View PDF
Apr 6, 1995	Mortgage	██████████ A · MCALOON MTG CO INC	\$154,125	1995R0134762 View PDF

OWNER-NAME SEARCH COVERAGE (6 VARIANTS · 1 CAPPED)

Name-Search Results Capped

One or more name queries below returned exactly 500 results — the clerk’s hard cap per query. Additional recordings for those names may exist beyond the first 500 we received. The cap typically fires on builder / lender / corporate-trustee names with high filing volume; a title agent can rerun the same name with a tighter date range at the clerk site if a specific recording is being chased.

NAME SEARCHED	PASS	HITS
Federal Natl Mtg Assn	Roster	500+ (CAPPED)
Federal National Mtg Assn	Roster	276
████ S █████	Roster	138
████████████████	Roster	18
████████████████	Roster	13
████ A █████	Roster	9

Coverage for this property

What this report covers. For this **Unincorporated Miami-Dade** property, your \$59 includes every county-level record Miami-Dade publishes openly: *Clerk official records (deeds, mortgages, liens, judgments, lis pendens, satisfactions), Property Appraiser data, Tax Collector status, Owner-name index across the county.* A few additional records are kept by the city or county agency rather than the open clerk feed — if you want any of them, the contacts are listed below. Same process for title companies, buyers, and us.

CC&Rs, Easements, Restrictions & PLAT — Miami-Dade County

Miami-Dade County doesn't publish a fee schedule online for this — request a quote to confirm the current cost. Start with their Clerk of Courts — Official Records: recording@miamidadeclerk.gov

Water & Sewer Account Balance — Miami-Dade Water & Sewer Department

Miami-Dade Water & Sewer Department doesn't publish a fee schedule online for this — request a quote to confirm the current cost. Start with their City Clerk's Office: wasdcustomerservice@miamidade.gov

Each fee above is the agency's own published charge — we don't mark it up. The \$59 report covers what Miami-Dade publishes openly.

This report is informational only and is not a title insurance commitment. It does not constitute legal or financial advice. It reflects the county-level records Miami-Dade makes available through the sources used plus any jurisdiction-specific sources explicitly shown for Unincorporated Miami-Dade. For incorporated municipalities, some city-held code, permit, utility,

municipal-lien, and local-assessment records are maintained by the city and are not included unless specifically listed in this report. Unrecorded items (utility balances, HOA/condo obligations, private liens) are not included. Always verify material facts with the relevant county and municipal offices and consult a Florida real estate attorney before transacting.

Recordings filed under historical folio numbers (parcel renumbering, city annexation, lot split or merge) surface in this report via the parallel owner-name search. If a property has changed folio numbers across multiple cycles, some prior-period recordings may exist only under earlier folios and will not appear here.