



INVOICE

6801 Palisades Park Court Suite 2
Fort Myers, FL 33912
Phone: 877-543-6669

Giannell Title, LLC / Peyton Bolin, PL - Qualia
Client ID: 41-2012
Invoice Number: 1172751
Invoice Date: March 09, 2022
Our Order Number: 2022-832648

Property: 15860 NE 14 CT, NORTH MIAMI BEACH
Owner: RE PROPERTY HOLDINGS, LLC(N A PROFESSIONALS LLC)
File Number: 22-1376 ClosingDate: 3/7/2022

ORDER TYPE: Lien Search Only

SUMMARY OF INVOICES FOR THIS PROPERTY AS OF 3/9/2022

Invoice #	Invoice Date	Type	Total \$	Status	Paid/Applied	Unpaid Balance
1172751	3/9/2022	Lien	\$218.00	Open	\$0.00	\$218.00
		Sub Total	\$218.00			
Total All Invoices:			\$218.00	Total Open Invoices:		\$218.00

Properties annexed prior to 5 years will be searched at current municipality. Zoning letters and tangible tax searches are done upon request only. Fees may be due to resolve issues mentioned, and balances may not be correct on day of closing. All information obtained from the Municipalities is believed to be true and correct but not warranted.

- * Rush orders are non-cancellable
- * Commercial orders are non-cancellable
- * Bulk orders (10 or more) are non-cancellable
- * Non-Florida estoppel orders are non-cancellable

* Florida estoppel orders are cancellable per Florida Statute, if the Cancellation of Contract is provided to Real Res and dated within 30 days of the original contract closing date.

DIRECT ALL INVOICE INQUIRIES TO: Accounting Department 239-274-1272

MAKE ALL CHECKS PAYABLE TO: Real Res 6801 Palisades Park Court Suite 2 Fort Myers FL 33912

* Residential (lien & estoppel) collection charge policy - \$25.00 per order closed and not paid on or before 30 days past closing date of file



DATE: 3/9/2022 **CLIENT ID:** 41-2012 - GIANNELL TITLE, LLC / PEYTON BOLIN, PL - QUALI Page 1 / 1
INVOICE: 1172751 **ATTN:** JENNIFER RAMIREZ
FILE#: 22-1376

PROPERTY INFORMATION

Address Given: 15860 NE 14 CT
Folio: 07-2217-012-0020 **Owner(s):** RE PROPERTY HOLDINGS, LLC(N A PROFESSIONALS LLC)
City/County: North Miami Beach / DADE FL **Buyer(s):** TBD
Use Code: Residential

Lien Search Only

<input checked="" type="checkbox"/> PROPERTY TAXES OWED	<input type="checkbox"/> MUNICIPAL LIENS/ASSESSMENTS
<p>Real Estate Taxes: 2021 gross taxes due by March 31, 2022 <u>Contact:</u> MIAMI-DADE COUNTY TAX COLLECTOR</p>	<p>None found at this time</p>
<input checked="" type="checkbox"/> UTILITY DEPARTMENT BALANCES	<input checked="" type="checkbox"/> CODE ENFORCEMENT VIOLATIONS/LIENS
<p>Balance: \$554.69+; \$550.00+ Estimate. As of: 2/16/2022 Service(s): Water/Garbage/Stormwater Ledger: Not Requested Per Client This service provider has the ability to lien against unpaid bills. Contact: CITY OF NORTH MIAMI BEACH UTILITIES 305-948-2960 X2829</p> <hr/> <p>Possible septic; see note below</p>	<p>BV22-131 - Building violation; see attached. <u>Contact:</u> CITY OF NORTH MIAMI BEACH CODE ENFORCEMENT</p>
	<input checked="" type="checkbox"/> PERMIT ISSUES
	<p>2015052181 - Open Permit <u>Contact:</u> MIAMI - DADE COUNTY BUILDING DEPARTMENT PERMITS</p> <p>EM15-501 - Expired Permit <u>Contact:</u> CITY OF NORTH MIAMI BEACH BUILDING DEPARTMENT</p>

ADDITIONAL COMMENTS:

Utility providers handling this service area are reporting no active accounts and show this property to most likely run on well and/or septic. Please contact the seller or realtor to confirm there is a utility provider for this property. If there is, please contact our office in writing with the utility providers name for further research as there may be active utility accounts, balances, or liens on this parcel Please note the above/attached balance(s) is/are not a final payoff.

This report includes the results of an examination of records made public by the county/city authorities at the above requested property. This report is specific to pending and/or unrecorded liens for the subject property only and does not constitute a title search. Properties annexed prior to 5 years will be searched at the current municipality. Properties located in Miami-Dade County will be searched at both previous and current municipality regardless of the annexation year. Zoning letters and tangible tax searches are done upon request only. We are not responsible for errors or omissions made by the city/county and all information obtained from the city/county is believed to be true and correct but not warranted. Please review all enclosed documents and forward any questions to our office.



CONTACT INFORMATION FOR INVOICE 1172751

MIAMI-DADE COUNTY TAX COLLECTOR

200 NW 2ND AVE
MIAMI, FL 33128
305-270-4916 / 305-375-5998 OR 3378

CITY OF NORTH MIAMI BEACH UTILITIES

17011 NE 19 AVE
NORTH MIAMI BEACH, FL 33162
305-948-2960 X2829

CITY OF NORTH MIAMI BEACH CITY CLERK

17011 NE 19 AVE
NORTH MIAMI BEACH, FL 33162
305-948-2960 X2813 (KENDRA) OR 2812 (MERCEDES)

**DEPT OF REGULATORY & ECONOMIC RESOURCES -
DERM**

ADDRESS: 701 NW 1 CT, 6TH FLOOR
MIAMI, FL 33136
305-372-6917 OR 305-372-6902/305-372-6600

MIAMI-DADE COUNTY TEAM METRO

11805 SW 26 ST RM 230
MIAMI, FL 33175
786-315-2777 x2

MIAMI-DADE COUNTY BUILDING CODE

11805 SW 26 ST RM 230
MIAMI, FL 33175
786-315-2000 EXT 2 THEN LISTEN TO PROMPTS

**DEPT OF REGULATORY & ECONOMIC RESOURCES -
CODE**

11805 SW 26 ST RM 230
MIAMI, FL 33175
786-315-2777 ext. 2

CITY OF NORTH MIAMI BEACH CODE ENFORCEMENT

17050 NE 19TH AVE 1ST FLOOR
NORTH MIAMI BEACH, FL 33162
305-948-2964 Ext. 2213

**MIAMI - DADE COUNTY BUILDING DEPARTMENT
PERMITS**

11805 SW 26 ST
MIAMI, FL 33175-2474
786-315-2000

This report includes the results of an examination of records made public by the county/city authorities at the above requested property. This report is specific to pending and/or unrecorded liens for the subject property only and does not constitute a title search. Properties annexed prior to 5 years will be searched at the current municipality. Zoning letters and tangible tax searches are done upon request only. We are not responsible for errors or omissions made by the city/county and all information obtained from the city/county is believed to be true and correct but not warranted. Please review all enclosed documents and forward any questions to our office.



Search all services we offer...



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[Tourist Tax](#)

[Search](#) > Account Summary

Real Estate Account #07-2217-012-0020

Owner:
N A PROFESSIONALS LLC

Situs:
15860 NE 14 CT
North Miami Beach 33162-5617

[Parcel details](#)
[Property Appraiser](#)



[Get bills by email](#)

Amount Due

MIAMI-DADE COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	AMOUNT DUE	
2021 Annual Bill	\$5,507.01	Add To Cart
		Print (PDF)
Total Amount Due: \$5,507.01		

[Apply for the 2022 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2021 Annual Bill ⓘ	\$5,507.01	Unpaid	Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$4,215.41 11/03/2020	Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$4,072.29 01/31/2020	Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$3,661.04 02/06/2019	Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$3,105.79 12/11/2017	Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$2,739.91 11/07/2016	Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$2,280.84 11/26/2015	Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$2,165.29 02/04/2015	Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$1,946.88 11/22/2013	Print (PDF)
Total Amount Due	\$5,507.01		



Search all services we offer...

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[Tourist Tax](#)

[Search](#) > [Account Summary](#) > Bill Details

Real Estate Account #07-2217-012-0020

Owner:
N A PROFESSIONALS LLC

Situs:
15860 NE 14 CT
North Miami Beach 33162-5617

[Parcel details](#)
[Property Appraiser](#)



[Get bills by email](#)

2021 Annual Bill

MIAMI-DADE COUNTY TAX COLLECTOR

Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

BILL	ESCROW CODE	MILLAGE CODE	AMOUNT DUE
2021 Annual Bill	—	0700	\$5,507.01

Add To Cart

[Print \(PDF\)](#)

If paid by:	Feb 28, 2022	Mar 31, 2022
Please pay:	\$5,507.01	\$5,562.64

Combined taxes and assessments: \$5,562.64

Make checks payable to:
Miami-Dade Tax Collector
(in U.S. funds drawn on U.S. banks)
Amount due May be Subject to Change Without Notice
Mail payments to:
200 NW 2nd Avenue, Miami, FL 33128

[Apply for the 2022 installment payment plan](#)

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
Miami-Dade School Board					
School Board Operating	6.07900	250,939	0	250,939	\$1,525.46
School Board Debt Service	0.18000	250,939	0	250,939	\$45.17
Voted School Operating	0.75000	250,939	0	250,939	\$188.20
State And Other					
Florida Inland Navigation District	0.03200	250,939	0	250,939	\$8.03
South Florida Water Management District	0.10610	250,939	0	250,939	\$26.62
Okeechobee Basin	0.11460	250,939	0	250,939	\$28.76
Everglades Construction Project	0.03650	250,939	0	250,939	\$9.16
Childrens Trust Authority	0.50000	250,939	0	250,939	\$125.47
Total Ad Valorem Taxes	22.16730				\$5,562.64

TAXING AUTHORITY	MILLAGE	ASSESSED	EXEMPTION	TAXABLE	TAX
Miami-Dade County					
County Wide Operating	4.66690	250,939	0	250,939	\$1,171.11
County Wide Debt Service	0.50750	250,939	0	250,939	\$127.35
Fire Rescue Operating	2.42070	250,939	0	250,939	\$607.45
Municipal Governing Board					
North Miami Beach Operating	6.20000	250,939	0	250,939	\$1,555.82
North Miami Beach Debt Service	0.57400	250,939	0	250,939	\$144.04
Total Ad Valorem Taxes	22.16730				\$5,562.64

Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
No Non-Ad Valorem Assessments.		

Parcel Details

Owner:	N A PROFESSIONALS LLC	Account	07-2217-012-0020	Assessed value:	\$250,939
Situs:	15860 NE 14 CT North Miami Beach 33162-5617	Millage code	0700 - NORTH MIAMI BEACH	School assessed value:	\$250,939
		Millage rate	22.16730		
2021 TAX AMOUNTS		LEGAL DESCRIPTION		LOCATION	
Ad valorem:	\$5,562.64	17 52 42 MYRA DELL SUB PB 55-49 LOT 2 BLK 1 LOT SIZE 60.000 X 135 OR 14235-1168 0889 1 COC ... View More		Range:	42E
Non-ad valorem:	\$0.00			Township:	52S
Total Discountable:	\$5,562.64			Section:	17
Total tax:	\$5,562.64			Block:	20
				Use code:	0101

Miami-Dade County Tax Collector
200 NW 2nd Avenue, Miami, FL 33128

Miami-Dade County, Florida

2021 Real Estate Property Taxes

Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

FOLIO NUMBER	MUNICIPALITY	MILL CODE
07-2217-012-0020	NORTH MIAMI BEACH	0700

N A PROFESSIONALS LLC
131 WESTON RD #298
WESTON, FL 33326

Property Address
15860 NE 14 CT

Exemptions:



AD VALOREM TAXES				
TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE PER	\$1,000 OF TAXABLE VALUE	TAXES LEVIED
Miami-Dade School Board	250,939	6.07900	250,939	1,525.46
School Board Operating	250,939	0.18000	250,939	45.17
School Board Debt Service	250,939	0.75000	250,939	188.20
Voted School Operating	250,939		250,939	
State and Other				
Florida Inland Navigation District	250,939	0.03200	250,939	8.03
South Florida Water Management District	250,939	0.10610	250,939	26.62
Okeechobee Basin	250,939	0.11460	250,939	28.76
Everglades Construction Project	250,939	0.03650	250,939	9.16
Childrens Trust Authority	250,939	0.50000	250,939	125.47
Miami-Dade County				
County Wide Operating	250,939	4.66690	250,939	1,171.11
County Wide Debt Service	250,939	0.50750	250,939	127.35
Fire Rescue Operating	250,939	2.42070	250,939	607.45
Municipal Governing Board				
North Miami Beach Operating	250,939	6.20000	250,939	1,555.82
North Miami Beach Debt Service	250,939	0.57400	250,939	144.04

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	RATE	FOOTAGE/UNITS	AMOUNT

AMOUNT IF PAID BY (pay only one amount)				Combined Taxes and Assessments \$5,562.64
Feb 28, 2022 \$5,507.01	Mar 31, 2022 \$5,562.64			

↑ RETAIN FOR YOUR RECORDS ↓

2021 Real Estate Property Taxes

07-2217-012-0020

FOLIO NUMBER

15860 NE 14 CT

PROPERTY ADDRESS

LEGAL DESCRIPTION

17 52 42
MYRA DELL SUB PB 55-49
LOT 2 BLK 1
LOT SIZE 60.000 X 135
OR 14235-1168 0889 1

N A PROFESSIONALS LLC
131 WESTON RD #298
WESTON, FL 33326

↓ DETACH HERE AND RETURN THIS PORTION WITH YOUR PAYMENT ↓



* 1 + 0 7 2 2 1 7 0 1 2 0 0 2 0 + 2 0 2 1 *

Make checks payable to:

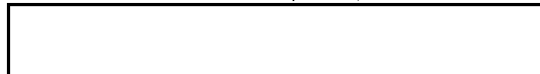
Miami-Dade Tax Collector

(in U.S. funds drawn on U.S. banks)

Amount due May be Subject to Change Without Notice

Mail payments to:

200 NW 2nd Avenue, Miami, FL 33128



Duplicate public_user 02/14/2022

PAY ONLY ONE AMOUNT

If Paid By Please Pay

Feb 28, 2022 **\$5,507.01**

Mar 31, 2022 **\$5,562.64**

100000000000000000000000007221701200202021000005562640000000000008



Date: 02/15/2022

To: RESEARCH RESULTS

Account Number(s): 03-28-07400-9

Property Address: 15860 NE 14TH CT

Folio Number(s): 07-2217-012-0020

Currently there is an unpaid balance of **\$554.69** for services billed through 02/01/2022 of which **\$0.00** is liened for the following services:

(Y) Water (N) Sewer (Y) Solid waste (Y) Stormwater Drainage

(N) Condominium (Service not billed to individual units)

(N) Non (Vacant Land/Common Area; No utility fees are charged, including stormwater)

Amounts identified by the City as owed at the time of sale must be settled then or can become the responsibility of the buyer.

No tenant account information is provided since Florida Statutes prohibit property owners from being responsible for unpaid tenant utility accounts.

If this property is being charged utility fees, additional charges may be billed, and payments made prior to the sale of this property. It is recommended the City be contacted in writing immediately prior to the sale for updated amounts owed. Additionally, some accounts may be open and accruing charges and cannot be closed until the property is sold, making it impossible to determine additional charges owed at this time. Consequently, an additional amount of **\$550.00** is to be held back in escrow for a period of 45 days after the sale until all accounts have been closed to cover additional charges not identified above. At that time, the City should be contacted in writing requesting the status. Held-back funds must not be released until written notice is received from the City as to final amounts owed.

Please ensure sellers are informed they must close all owner-related accounts when properties are sold. Failure to do so may result in these accounts continuing to accrue charges for which the seller will be liable. If this property is within North Miami Beach, a copy of your request has been forwarded to Code Compliance. They will respond separately. Code Enforcement can be reached at 305-948-2964. The information contained in this correspondence is valid for 30 days. If the transaction has not been completed in this period, a new request must be submitted.

Sincerely,

NMB Customer Service.
305-948-2960



MIAMI-DADE COUNTY BUILDING CODE
CODE INFORMATION

Date: 2/14/2022

An online code search was conducted with the MIAMI-DADE COUNTY BUILDING CODE on the following address/folio and no violations were found:

Address: 15860 NE 14 CT

Folio: 07-2217-012-0020

For more information please contact the MIAMI-DADE COUNTY BUILDING CODE at:

BUILDING DEPT
11805 SW 26 ST RM 230
MIAMI FL 33175
786-315-2000 EXT 2 THEN LISTEN TO PROMPTS

Commercial Property Disclaimer: Please note there could be possible issues under additional addresses with the same folio. Check the invoice summary page for any issues against additional addresses found. If you would like for us to include this information please let us know in writing. Additional fees may apply.



DEPT OF REGULATORY & ECONOMIC RESOURCES - CODE
CODE INFORMATION

Date: 2/14/2022

An online code search was conducted with the DEPT OF REGULATORY & ECONOMIC RESOURCES - CODE on the following address/folio and no violations were found:

Address: 15860 NE 14 CT

Folio: 07-2217-012-0020

For more information please contact the DEPT OF REGULATORY & ECONOMIC RESOURCES - CODE at:

CLAUDIA OR MARUF
CODE ENFORCEMENT
11805 SW 26 ST RM 230
MIAMI FL 33175
786-315-2777 ext. 2

Commercial Property Disclaimer: Please note there could be possible issues under additional addresses with the same folio. Check the invoice summary page for any issues against additional addresses found. If you would like for us to include this information please let us know in writing. Additional fees may apply.

CITY OF NORTH MIAMI BEACH

CODE COMPLIANCE DIVISION

17050 NE 19th Avenue, North Miami Beach, FL 33162

Phone (305) 948-2964 Fax (305) 957-3517



RESULTS OF CODE COMPLIANCE RECORDS RESEARCH

NA Professionals LLC
RE Property Holdings, LLC
% Research Results
239-316-4017

Date: 2/16/22

Property Address: 15860 NE 14 CT

Folio Number: 07-2217-012-0020

In regards to your inquiry, we have researched our office files for the above noted property address/folio number on the status of unresolved code violations, outstanding fines, and recorded liens. Please note that we did not make a physical inspection of the property site; we only reviewed our office files. We will be glad to make an "onsite" property inspection upon receipt of the advance payment of a **\$25.00** inspection fee, payable to the City of North Miami Beach. Please make this request in writing and be sure to enclose the required fee.

Our records research revealed the following information:

- No unresolved code related violations are found on the property.
- No outstanding code related fines are posted against this property.
- No recorded code related liens are posted against this property.
- We found one or more unresolved code related violations on the property (see attached list). All unresolved code violations are brought before the City's Code Enforcement Board for imposition of fines. All unpaid fines will be recorded as a lien against the property.
- We found outstanding fines on this property. The total amount at this time is \$ _____, payable to the City of North Miami Beach. All unpaid fines are recorded as a lien against the property. Settlements are negotiated through our office.
- We found one or more recorded liens on this property. The total amount recorded at this time is \$ _____.
- Suggested amount to hold back at closing is \$ _____.

If you have any questions, please contact our office Monday through Friday from 8:00 A.M. to 5:00 P.M. at (305) 948-2964.

Mara Aronson
Code Compliance Division



PERMIT SEARCH REPORT

TO: JENNIFER RAMIREZ
FROM: Wilma LP
DATE: 2/14/2022
ADDRESS: 15860 NE 14 CT
FOLIO: 07-2217-012-0020

An online search was conducted with the Miami - Dade County Building Department Permits on the above address / folio and 1 issue has been found:

2015052181 - Open Permit - Fire alarm

For information on how to have this issue closed (fees and inspections may apply), call the Miami - Dade County Building Department Permits at:

11805 SW 26 ST
MIAMI, FL 33175-2474
786-315-2000

Commercial Property Disclaimer: Please note there could be possible code or permit issues under additional addresses with the same folio. Check the invoice summary page for any confirmed additional addresses that were not included in this invoice. If you would like for us to include this information please let us know in writing. Additional fees may apply.

e-Permitting

Search:



miamidade.gov

Resident

Visitor

Business

Employee

Permit History Inquiry

Permit Number:	2015052181	Issue Date:	06/29/2015
Process Number:	M2015010752	CO/CC Release Date:	
Permit Type:	MELE	Master Permit Number:	0
Building Code:		Bldg CO Release Date:	
Categories:	MUNICIPAL FIRE ALARM		
Address:	15860 NE 14 CT		
Owner's Name:	NETA HIRSCH		
Folio Number:	07-2217-012-0020		
Proposed Use:	SINGLE FAM RES-CLUST-ZERO LOT-TOWN		
Contractor:	EF20001256	FLORIDA FIRE SAFETY INC	
Tradesman:	MORALES JESUS ARMANDO		
Permit expired (Y/N):		Expiration Date:	
New Issue Date:		Revision Date:	
Extension Date:		Last Inspection Date:	
Inspection Type:		Inspection Disposition:	
Request Date:		Inspection Date:	
Last Approved Inspection Date:			
Inspection Comments:			

INQUIRY SUCCESSFUL

[BLDG Home Page](#) | [BLDG Main Menu](#) | [BLDG Permit Menu](#) | [BLDG Plans Processing Menu](#) | [Inspection Types](#) | [Address Format](#)

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E-mail your comments, questions and suggestions to [Webmaster](#)

This page was last edited on: February 23, 2004

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City of North Miami Beach, Florida

Building Department

MARCH 3RD 2022

REAL RES, LLC
6801 PALISADES PARK CT, STE 2
FORT MYERS, FL 33912

REF: 15860 NE 14 CT
FOLIO # 07-2217-012-0020

To Whom It May Concern:

The City of North Miami Beach, Building Department, is in receipt of your request for OPEN PERMIT RESEARCH.

Our Records indicate:

- OPEN PERMITS
- EXPIRED PERMITS ✓
- APPLICATIONS IN PROCESS
- NO OPEN PERMITS ✓
- OPEN COMPLAINTS
- BUILDING VIOLATION(S) ✓
- NO BUILDING VIOLATION(S)
- OPEN B.T.R
- OPEN BRCT

Please update your records accordingly.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Ozuna'.

DANIEL OZUNA
CHIEF BUILDING OFFICIAL
BUILDING DEPARTMENT

JOR/JDO

City of North Miami Beach

COMMUNITY DEVELOPMENT DEPARTMENT

North Miami Beach, FL 33162

Parcel Record Information

Parcel #: 07-2217-012-0020

Taxation #:

Address:

15860 NE 14 CT
N MIAMI BEACH, FL

GIS X Coordinate:

GIS Y Coordinate:

Zoning: 0500

Addition:

Area: 8100.00 SQ FT

Block:

Lot(s):

Section:

Township:

Range:

On Hold?

Legal Description:

17 52 42
MYRA DELL SUB PB 55-49
LOT 2 BLK 1
LOT SIZE 60.000 X 135
OR 14235-1168 0889 1

MANUEL MATO &W ANNA S ET AL
MANUEL MATO &W ANA S
OR 9385-710
ANA SYLVIA ATO

Directions to Parcel:

Owners:

Name: N A PROFESSIONALS LLC

Address: 131 WESTON RD #298
WESTON, FL 33326
USA

Purchase Date:

Purchase Price:

Sale Date:

Current Owner?

Status:

Phone Numbers:

Day: 305-998-9666

Evening:

Fax:

Cellular:

Internet:

Website:

Email:

Permits:	Applicant	Status	Filing Date
EM15-501	FLORIDA FIRE SAFETY INC	EXPIRED	6/29/2015
BM16-151	EDFM CORPORATION	NULL AND V	12/2/2015
RM20-295	BUILDING UNLIMITED, INC.	FINAL	5/18/2020
COMP21-106V	BUILDING UNLIMITED, INC.	FINAL	2/10/2021
MISC22-659	REAL RES, LLC	FINAL	2/22/2022

Conditions:

Date:

Source:

Description:

Violations:

Date: 8/14/2015 **Violation #:** 2897 **Agency:** BUILDING **Compliance Deadline:** 9/21/2015

Description: BV15-476 - 30 DAY VIOLATION-CLOSED

Date: 6/25/2018 **Violation #:** 3899 **Agency:** BUILDING **Compliance Deadline:** 7/25/2018

Description: BV18-242 30 DAY VIOLATION-CLOSED

Date: 3/2/2022 **Violation #:** 5355 **Agency:** BUILDING **Compliance Deadline:** 4/2/2022

Description: BV22-131 30 DAY VIOLATION

Additional Permit Information:

LUC (City): 0001
LUC (State): 0100
Year Built: 1952
Neighborhood: OG-OAK GROVE
Condo Unit:
Subdivision: MYRA DELLS SUB
FEMA flood:
Assessment Year: 2003
Change Date: 5/2/2003
Flood Hazard?: No
Land Value: 39283
Taxable: 46059
Assessed: 71059
Build (sqft): 1549
Bedrooms: 3
Bathrooms: 2
Build Value: 70571
Total Value: 109854
Homestead: 25000
Widow: 0
Veteran: 0
Disabled: 0
Senior: 0
City Senior: 0



**CITY OF NORTH MIAMI BEACH
BUILDING DEPARTMENT
NOTICE OF VIOLATION**

LOCATION OF VIOLATION

15860 NE 14 CT
N MIAMI BEACH, FL
Folio No: 07-2217-012-0020
Citation No: BV22-131
Case #: OPEN PERMIT SEARCH
Permit No:

INSPECTOR:
C. BERNARD

DATE INSPECTED AND/OR RECORD REVIEWED:
3/2/2022

OWNER:

N A PROFESSIONALS LLC
131 WESTON RD #298
WESTON, FL 33326

BUSINESS/TENANT:

This notice is to inform the business/tenant and /or owner of the property located at
15860 NE 14 CT

that as of 3/2/2022, you are in violation of the following:

AS PER SECTION 105.1 FBC 7TH EDITION [2020]

WORK PERFORMED WITHOUT PERMITS AND INSPECTIONS:

- INTERIOR REMODELING OF A SFH (SINGLE FAMILY HOME) WHICH INCLUDES:
- KITCHEN & BATHROOM REMODELING WITH VANITY:
MECHANICAL, ELECTRICAL & PLUMBING

LISTED AS 6 BEDROOMS/ 4 BATHROOMS

***NOTE: MIAMI DADE PROPERTY APPRAISER SHOWS:

3 BEDROOMS/2 BATHROOMS

AS PER SECTION 105.4.1.1 FBC 7TH EDITION [2020]
EXPIRED PERMIT:

- EM15-501: PROVIDE A NEW FIRE ALARM

YOU MUST TAKE THE NECESSARY ACTION(S) TO CORRECT OR ELIMINATE THE VIOLATION(S) LISTED ABOVE. IF YOU DO NOT COMPLY WITHIN 30 DAYS FROM THE RECEIPT OF THIS NOTICE, THE CITY OF NORTH MIAMI BEACH BUILDING DEPARTMENT WILL FILE CHARGES AND PRESENT THIS CASE BEFORE THE GOVERNING AGENCY HAVING JURISDICTION. IF YOU INTEND TO PULL A PERMIT IN RESPONSE TO THIS VIOLATION, A COPY OF THE VIOLATION NOTICE MUST BE SUPPLIED TO THE BUILDING DEPARTMENT. ANY FINES OR FEES INCURRED FROM THIS VIOLATION THAT REMAIN OUTSTANDING WILL RESULT IN A LIEN BEING PLACED ON THE PROPERTY.

J. Daniel Ozuna
City of North Miami Beach Building Official

3/3/2022
Date

cc:

Request for Taxpayer Identification Number and Certification

**Give Form to the
 requester. Do not
 send to the IRS.**

Print or type See Specific Instructions on page 2.	Name (as shown on your income tax return) Miami-Dade County Florida	
	Business name/disregarded entity name, if different from above	
	Check appropriate box for federal tax classification: <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____ <input checked="" type="checkbox"/> Other (see instructions) ▶ Government	Exemptions (see instructions): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____
	Address (number, street, and apt. or suite no.) 111 N.W. 1 Street - Suite 2550 City, state, and ZIP code Miami, Florida 33128 List account number(s) here (optional)	Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number									
				-			-		
Employer identification number									
5	9	-	6	0	0	0	5	7	3

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below), and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here	Signature of U.S. person ▶	Date ▶ 12/5/12
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. The IRS has created a page on IRS.gov for information about Form W-9, at www.irs.gov/w9. Information about any future developments affecting Form W-9 (such as legislation enacted after we release it) will be posted on that page.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, payments made to you in settlement of payment card and third party network transactions, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the

withholding tax on foreign partners' share of effectively connected income, and

4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct.

Note. If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

Request for Taxpayer Identification Number and Certification

Give form to the
requester. Do not
send to the IRS.

See Specific Instructions on page 2.

Name (as shown on your income tax return) CITY OF NORTH MIAMI BEACH	
Business name, if different from above	
Check appropriate box: <input type="checkbox"/> Individual/Sole proprietor <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Limited liability company. Enter the tax classification (Disregarded entity, C-corporation, Partnership) ▶ GOV ... <input checked="" type="checkbox"/> Exempt payee	
<input type="checkbox"/> Other (see instructions) ▶ MUNICIPALITY	
Address (number, street, and apt. or suite no.) 17011 NE 19TH AVENUE	Requester's name and address (optional)
City, state, and ZIP code NORTH MIAMI BEACH, FL 33162	
Let account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on Line 1 to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Social security number
or
Employer identification number
59 6000389

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
- I am a U.S. citizen or other U.S. person (defined below).

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the Certification, but you must provide your correct TIN. See the instructions on page 4.

Sign Here Signature of U.S. person ▶ *[Signature]* Date ▶ **5/27/11**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued).
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income.

Note. If a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien.
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States.
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax on any foreign partners' share of income from such business. Further, in certain cases where a Form W-9 has not been received, a partnership is required to presume that a partner is a foreign person, and pay the withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid withholding on your share of partnership income.

The person who gives Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States is in the following cases:

- The U.S. owner of a disregarded entity and not the entity.