



Property Information Request Information Update Information

File#:	BF-X01719-6458406123	Requested Date:	07/29/2024	Update Requested:
Owner:	Juan Casacuberta	Branch:		Requested By:
Address 1:	5768 Nw 98Th Pl	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Doral, FL	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per City of Doral Department of Zoning there are no Code Violation cases on this property.

Collector: City of Doral Code Enforcement
 Payable Address: 8401 NW 53rd Terrace Doral, Florida 33166
 Business # (305) 593-6680

PERMITS Per City of Doral Department of Building there are no Open/Pending/Expired Permit on this property

Collector: City of Doral Building
 Payable Address: 8401 NW 53rd Terrace Doral, Florida 33166
 Business # (305) 593-6725

SPECIAL ASSESSMENTS Per Miami Dade County Department Finance Department there are no Special Assessments/liens on the property.

Collector: Miami Dade Special Taxing Districts
 Payable Address: 111 NW 1 Street 15 Floor Miami, FL 33128
 Business # (305) 375-2702

DEMOLITION NONE

UTILITIES WATER, SEWER & STORM WATER
 Account #: 6489550623
 Payment Status: Due
 Status: Pvt & Lienable.
 Amount Due: \$315.99
 Good Thru: 08/31/2024
 Account Active: YES

Collector: Miami Dade Public Works
 Payable Address: 3071 SW 38th Ave, Miami, FL 33146
 Business # (305) 665-7477

GARBAGE:
 Garbage bills are included in the real estate property taxes



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 08/15/2024

PROPERTY INFORMATION	
Folio	35-3020-038-0250
Property Address	5768 NW 98 PL DORAL, FL 33178-2673
Owner	JUAN CASACUBERTA
Mailing Address	5768 NW 98 PL MIAMI, FL 33178-2673
Primary Zone	0102 MODIFIED SINGLE FAM RES
Primary Land Use	0105 RESIDENTIAL - SINGLE FAMILY : CLUSTER HOME
Beds / Baths /Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	1,489 Sq.Ft
Living Area	1,219 Sq.Ft
Adjusted Area	1,391 Sq.Ft
Lot Size	3,383 Sq.Ft
Year Built	1993
Year Annexed	2004

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$182,682	\$135,320	\$115,022
Building Value	\$209,346	\$212,336	\$215,327
Extra Feature Value	\$5,696	\$5,760	\$5,825
Market Value	\$397,724	\$353,416	\$336,174
Assessed Value	\$350,156	\$318,324	\$289,386

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$47,568	\$35,092	\$46,788

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION
PATIO HOMES OF DORAL PINES 1ST
PB 141-92 /ADDN T-17354
LOT 81 BLK 1
LOT SIZE 3383 SQ FT
& INT IN COMMON AREAS



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$350,156	\$318,324	\$289,386
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$397,724	\$353,416	\$336,174
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$350,156	\$318,324	\$289,386
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$350,156	\$318,324	\$289,386

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
06/01/2004	\$230,000	22478-4899	Sales which are qualified
01/01/2004	\$0	22009-0631	Sales which are disqualified as a result of examination of the deed
01/01/2004	\$0	22009-0631	Sales which are disqualified as a result of examination of the deed
02/01/2003	\$200,000	21069-3706	Sales which are qualified



**CITY OF DORAL
CODE COMPLIANCE DEPARTMENT
MUNICIPAL LIEN AND CODE VIOLATION SEARCH**

Date: 08/12/2024

Date Received: 08/09/2024

Folio Number: 35-3020-038-0250

Owner's Name: JUAN CASACUBERTA

Property Address: 5768 NW 98 PL, Doral, FL 33178-2673

Municipal Liens: No

Citations:

Fines Accruing:

Case Number	Violation	Comply By
-------------	-----------	-----------

RETURN TO: Stellar Inovations

EMAIL: MLS@stellaripl.com

**\$85 FIXED FEE PER ADDRESS
Turnaround Time 1-3 Business Days**



Edgard K. Estrada
Director of Code Compliance

Note: Issuance of a Lien Search Report by the City of Doral shall not relieve the requesting party from the responsibility of searching the Public Records of Miami-Dade County, Florida, for any and all liens or other documents recorded by the City of Doral, Florida against the property and/or property owner. Please check with the City of Doral Building Department and the Miami Dade County Fire Department to determine if those agencies have any open-active permits or pending cases.

The city reserves the right to release the results of the lien search contingent on bank clearance of payments made by check.

PLEASE NOTE THAT ANY AND ALL TITLE CERTIFICATES HELD BY THE CITY OF DORAL HAVE BEEN RECORDED WITH THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF MIAMI-DADE COUNTY, FLORIDA.

PLEASE BE ADVISED THAT THE INFORMATION CONTAINED HEREIN IS LIMITED TO THE CITY OF DORAL AND DOES NOT INCLUDE ANY INFORMATION WITH REGARD TO THE LIENS, ASSESSMENTS OR OTHER CHARGES IMPOSED BY MIAMI-DADE COUNTY.



OPEN PERMIT REQUEST INFORMATION

Date Requested: 8/13/2024

Name of Requestor: Stellar Inovations

REQUESTED INFORMATION-

Folio Number: 35-3020-038-0250

Address: 5768 NW 98 Place **Unit:** _____

OPEN PERMITS REQUEST FINDING(S):

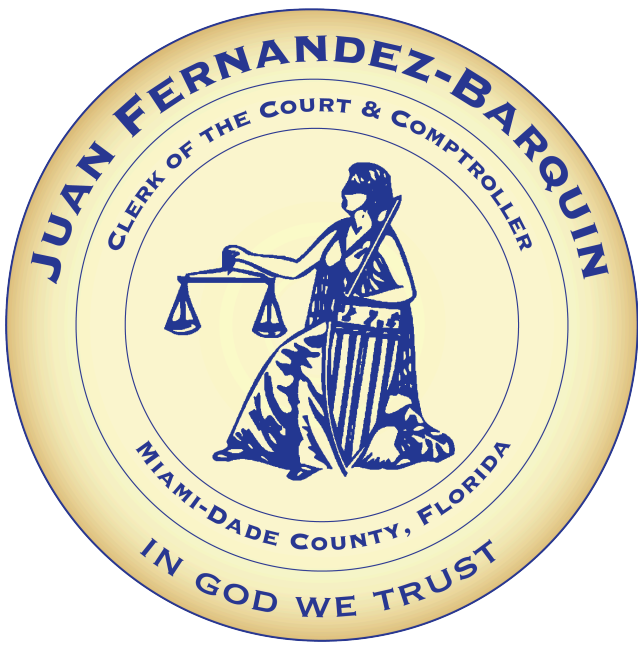
As of October 1, 2004, no open permits were found with the City of Doral Building Department.
See attached.

Payment Amount: \$ 35.00 **Check No.:** Online

Researched by: Ana I. Paulino **Date:** 8/13/2024

Phone: (305) 593-6700 Ext. 3133

NOTE:
Open Permits initiated by Miami-Dade County prior to October 1, 2004 are as they appear on the Miami-Dade County website. By requesting this "Request for Open Permit Information" search, I agree to hold The City of Doral, its agents and authorized personnel harmless and release them from any responsibility or liability for any legal action or damage, cost or expense (including attorney's fees) resulting from the research information obtained by the "Request for Open Permit Information."



Contact Us (<https://www.miamidadeclerk.gov/clerk/contact.page>)

(<https://www.miamidadeclerk.gov/clerk/home.page>)

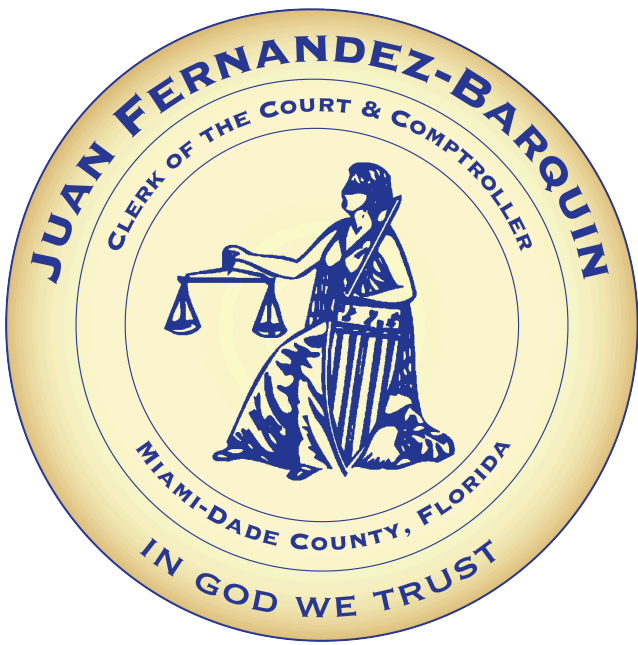
CODE ENFORCEMENT ONLINE SYSTEM

FOLIO # NOT FOUND: 3530200380250

Citation	Folio	Name	Mailing Address
Folio ⓘ			
<input type="text" value="3530200380250"/>			
<input checked="" type="radio"/> All Citations			
<input type="radio"/> Open Citations Only			
<input type="button" value="Search"/>		<input type="button" value="Reset"/>	

Please be advised:

The Clerk of the Court and Comptroller of Miami-Dade County makes every effort to ensure the accuracy of the following information; however it makes no warranties or representations whatsoever regarding the completeness, accuracy, or timeliness of such information and data. Information on this website has been posted with the intent that it be readily available for personal and public non-commercial (educational) use and to provide the public with direct online access to information in the Clerk and Comptroller's Office information systems. Other than making limited copies of this website's content, you may not reproduce, retransmit, redistribute, upload or post any part of



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(<https://www.miamidadeclerk.gov/clerk/home.page>)

CODE ENFORCEMENT ONLINE SYSTEM

NO CITATIONS FOUND FOR ADDRESS

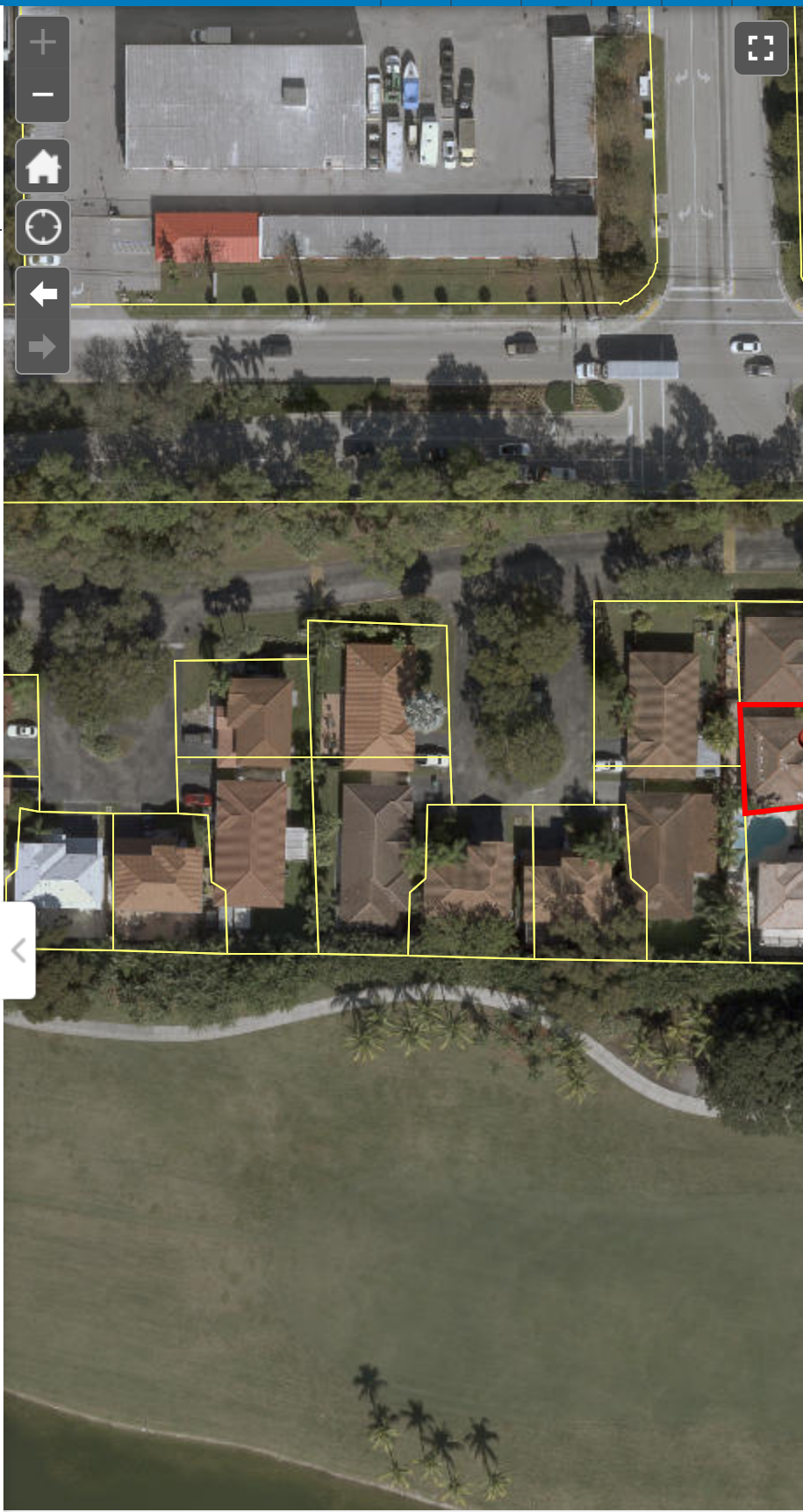
Citation	Folio	Name	Mailing Address
Mailing Address of Violator/Party ⓘ			
<input type="text" value="5768 NW 98 PL"/>			
<input checked="" type="radio"/> All Citations			
<input type="radio"/> Open Citations Only			
<input type="button" value="Search"/>		<input type="button" value="Reset"/>	

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Search an Address/Folio/Case#/CSR# to find all Open, Lien, Civil, and Referred to Finance Neighborhood cases and Building cases associated with that property; as well as cases closed for the past five years.

No results found

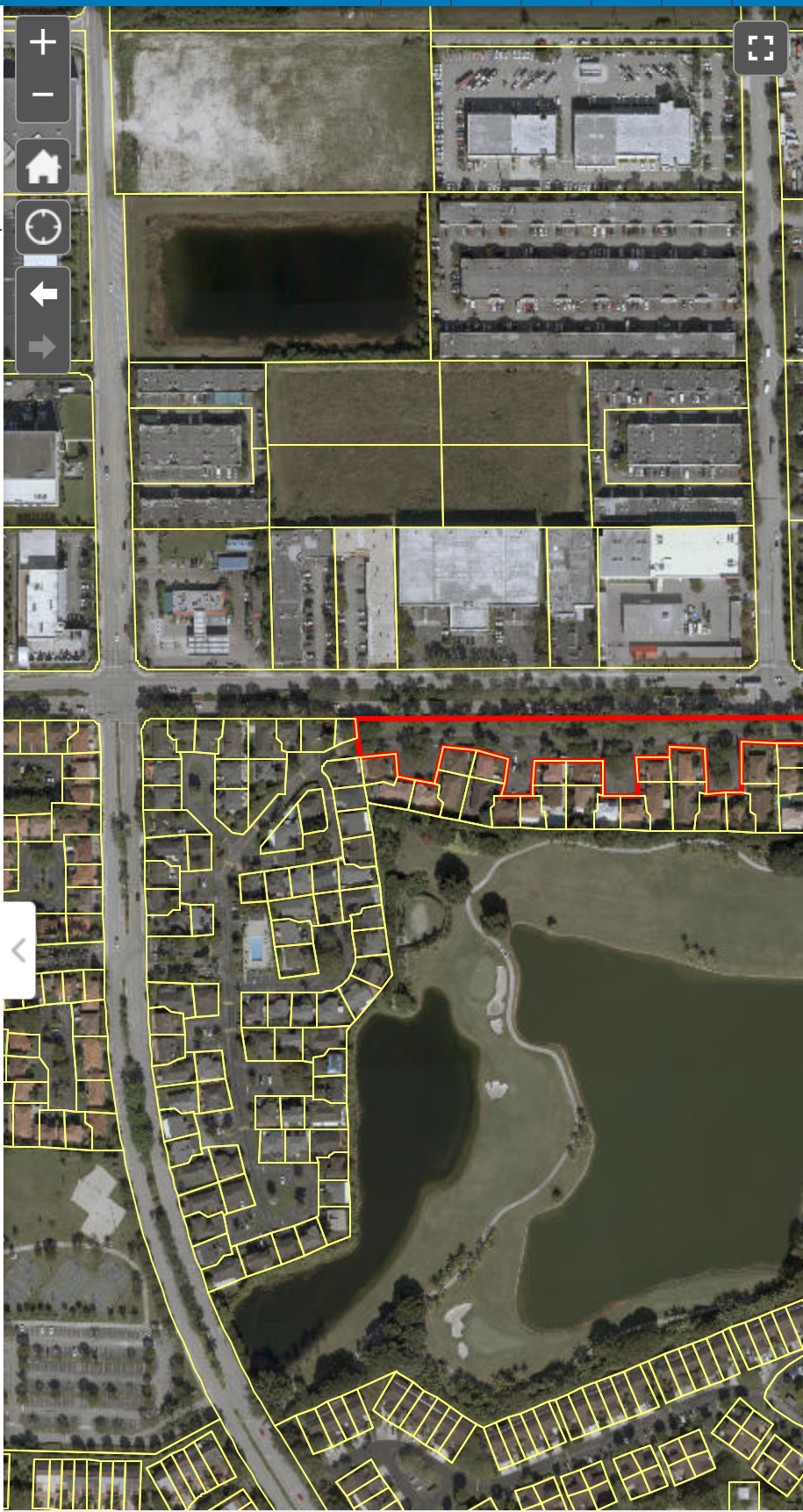


Click on the for help on the use of this viewer.



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No results found



Click on the for help on the use of this viewer.



Search Cases

The **Regulation Cases** application allows for searching of building code enforcement cases in unincorporated Miami-Dade or the regulatory jurisdiction of Miami-Dade County, including:

- work without a permit
- expired permits which lack mandatory inspections
- unsafe structures
- other building code-related violations

Enforcement cases are created based on complaints received from the public, proactive investigations prompted by Miami-Dade County inspectors during performance of their daily duties, or reported by other agencies.

Search cases below. For a list of all active enforcement cases by date, please click on the **Reports** in the menu.

Case Number

Address

Folio Number

Ticket Number

Permit Number

Owner Name

Violator Name

3530200380250

Numeric only, no dashes

Submit

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Miami-Dade Home (<https://www.miamidade.gov>)

Search Result(s)

Sorry, did not find any case based on your search entry or entries.

Please try a new search.

Please take note of the following.

For the **Address** tab, the three options **Property Address**, **House Number** and **Street or Avenue** can only be used one at a time.

If using **House Number**, it should be numeric only.

If using **Street or Avenue**, Directions should not be included. It should start with a number followed by abbreviated street or avenue. Example: 87 AVE

If using **Property Address** it should be in the format: House Number - Direction or Street Name - Street Type

Example: 12345 NW 6 TER

For **Property Address** or **Street or Avenue** entry, only the following abbreviations are accepted:

- AVE
- BLVD
- CIR
- CT
- HWY
- LN
- PL
- PSGE
- ST
- TER

If **Property Address** entry has directions, directions must be abbreviated as shown below:

- E
- N
- NE
- NW
- S
- SE
- SW
- W

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Search cases below. For a list of all active enforcement cases by date, please click on the **Reports** in the menu.

Case Number

Address

Folio Number

Ticket Number

Permit Number

Owner Name

Violator Name

Please use only one of the options below.

5768 NW 98 PL

Or

Enter House Number

Or

Enter Street or Avenue

Submit

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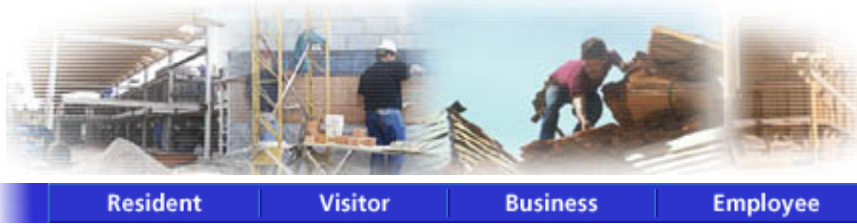
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Building Permit Selection Menu

Please note certain inspections will be conducted virtually.

When entering your inspection request You must enter a contact name and telephone number. Your assigned inspector will be contacting you with specific instructions about the inspection.

Effective July 22nd, 2004, the web application has been changed as follows:

The option to cancel inspections from **today's route** has been modified to allow cancellation from **6:00 am to 8:00 am only**

Please make one selection, enter the required information (shown in **bold** lettering) and click the **Submit** button or press the **Tab** key and then press **Enter**.

- Permit Inspection Request (**Permit Number**)
- Cancel Inspections Requested Today (**Permit Number**)
- Cancel Inspections from Today's Route (**Permit Number**)
- Permit Inspection History (**Permit Number**)
- Request Fire Inspection/History (**Permit or Fire Municipal Number**)
- Permit History Inquiry (**Permit Number**)
- Master Subsidiary Permit Cross-Reference (**Permit Number**)
- Permit Fees (**Process Number**)
- Permit Application History (**Process Number**)
- Process/Permit Number Cross-Reference (**Address**)
- Open Master Permits (**Address**)
- Contractor Permit Inquiry (**C or T** followed by **Contractor or Qualifier No.**)
- Permit Inspection Holds (**Permit Number**)
- Permit Outstanding Requirements (**Permit Number**)
- Permit Project Status (**Permit Number**)
- Open Permits by Folio (**Folio Number**)

Enter required information here:



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For Address Format click [here](#)

Open Master Permit Inquiry by Folio

Results from folio inquiry: NO OPEN PERMITS
TO DISPLAY... ENTER NEXT KEY TO
CONTINUE

Folio Number:	3530200380250
--------------------------	---------------

Submit

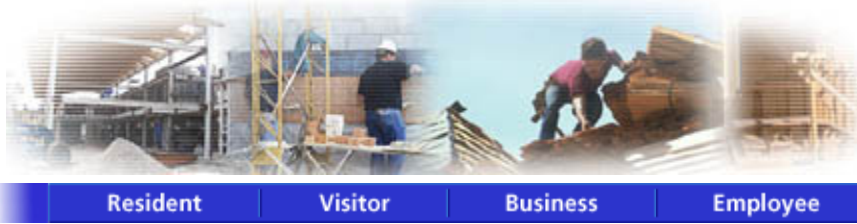
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This page was last edited on: August 2015



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- Permit Fees (**Process Number**)
- Permit Application History (**Process Number**)
- Process/Permit Number Cross-Reference (**Address**)
- Open Master Permits (**Address**)
- Contractor Permit Inquiry (**C or T** followed by **Contractor or Qualifier No.**)
- Permit Inspection Holds (**Permit Number**)
- Permit Outstanding Requirements (**Permit Number**)
- Permit Project Status (**Permit Number**)
- Open Permits by Folio (**Folio Number**)

Enter required information here:



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For Address Format click [here](#)



Open Master Permits Inquiry

INQUIRY SUCCESSFUL (NO MORE ENTRIES) ..

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PREMISE LOCATION CERTIFICATE

Current/Outstanding Debt

Account Number	SA Type	Description	Amount	Service Through
6489550623	RFT-WT	FEES AND TAXES WATER	\$13.99	07/02/2024
6489550623	RFT-WW	FEES & TAXES WASTEWATER	\$9.98	07/02/2024
6489550623	RSW-STRM	STORMWATER	\$24.00	07/02/2024
6489550623	RWT-A	WATER RESIDENTIAL	\$95.73	07/02/2024
6489550623	RWW-A	WASTEWATER RESIDENTIAL	\$172.29	07/02/2024
Account Total:			\$315.99	
Mailing ZIP:			33178-3608	

For Lien additional information see comments below

Lien Account Number	SA Type	Description	Amount	Service Through	Status	ORB/Page No.
Account Total:						
Mailing ZIP:						

Bankruptcy Account Number	SA Type	Description	Amount	Service Through
Account Total:				
Mailing ZIP:				

Write-Off Account	SA Type	Description	Amount	Service Through
Account Total:				
Mailing ZIP:				

August 15, 2024

Folio No.: 3530200380250

Address: 5768 NW 98 PL

To Whom It May Concern:

This is to advise you that the subject property lies within the DORAL PARK Lighting Special Taxing District and DORAL PARK Multi-Purpose Special Taxing District and is subject to annual non-ad valorem special assessments. These assessments will appear as an itemized portion of the property's combined tax bill. Additionally, this property lies within the municipality of DORAL and is therefore subject to municipal assessments and liens.

There are currently no other existing special assessments or liens placed on the subject property by a special taxing district. This does not mean that the property is clear of any pending Special Taxing Districts or other Miami-Dade County, Community Development District, or privately placed liens. Court records should be reviewed to determine if other Miami-Dade County liens have been filed.

Pursuant to Ordinance 19-18, which amended Section 18-20.2 of the Code of Miami-Dade County, sellers will be obligated to provide the purchaser notice of the existence of a special taxing district if the prior year's tax bill for the residential property reflects a special assessment. This information must be included either on the contract for sale and purchase or as an addendum to the contract.

If you have any questions or need additional information, please contact the Special Assessment Districts Division at (305) 375-2702 or by email at special.taxing@miamidade.gov or stdp@miamidade.gov.

Sincerely,

Nadine M. Blake
Special Taxing Districts Supervisor
Special Assessment Districts Division

**In preparation of this letter, every effort has been made to offer the most current, correct, and clearly expressed information possible. Nevertheless, inadvertent errors in information may occur. In particular but without limiting anything here, Miami-Dade County and its authorized agents disclaim any responsibility for typographical errors and accuracy of the information that may be contained in the letter. The information and data included in this letter has been compiled by Miami-Dade County staff from a variety of sources, and are subject to change without notice to the User. Miami-Dade County and its authorized agents make no warranties or representations whatsoever regarding the quality, content, completeness, suitability, adequacy, sequence, accuracy, or timeliness of such information and data.*

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