



Property Information

File#: BF-X01719-9286333340
Owner: NATHALY DURAN
Address 1: 17762 SW 140TH CT
Address 2:
City, State Zip: MIAMI, FL

Request Information

Requested Date: 07/29/2024
Branch:
Date Completed:
of Jurisdiction(s):
of Parcel(s): 1

Update Information

Update Requested:
Requested By:
Update Completed:

Notes

CODE VIOLATIONS Per Miami Dade Code Enforcement Department of Zoning there are no Code Violation cases on this property.
Collector: Miami Dade Code Enforcement
Payable: 111 NW 1st Street, Miami, Florida 33128
Business# (305) 676-0977

PERMITS Per Miami Dade Building Department there are no Open/Pending/ Expired Permit on this property.
Collector: Miami Dade Building Department
Payable: 111 NW 1st Street, Miami, Florida 33128
Business# (786) 315-2100

SPECIAL ASSESSMENTS Per Miami Dade County Department Finance Department there are no Special Assessments/liens on the property.
Special Assessment are Billed Through Real Estate taxes bills.
Collector: Miami Dade Special Taxing Districts
Payable Address: 111 NW 1st Street, Miami, Florida 33128
Business # (305) 375-2702

DEMOLITION NO

UTILITIES Water, Sewer and Storm water
Account #: 5157897272
Payment Status: Paid
Status: Pvt & Liable
Amount: \$0.00
Good Thru: N/A
Account Active: Active
Collector: Miami Dade Public Works
Payable Address: 111 NW 1st Street, Miami, Florida 33128
Business # (305) 665-7477
Garbage
Garbage bills are included in the Real Estate Property taxes.

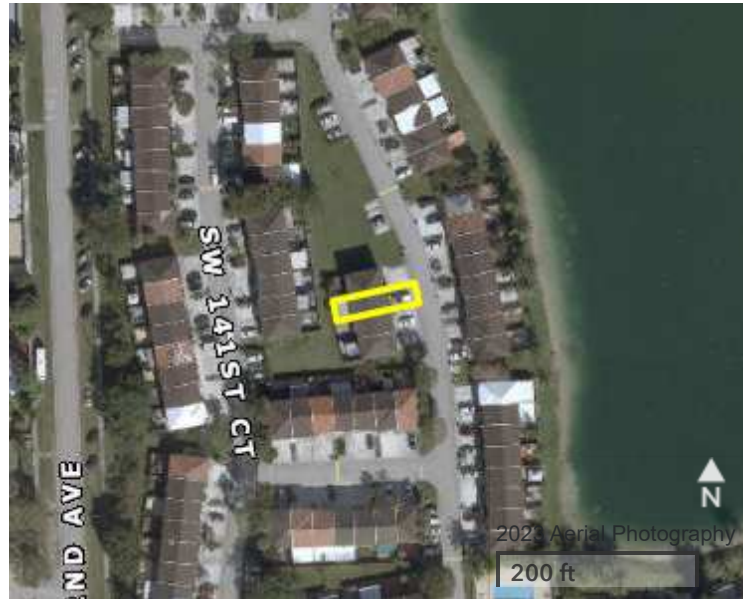


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 08/21/2024

PROPERTY INFORMATION	
Folio	30-5934-032-2190
Property Address	17762 SW 140 CT MIAMI, FL 33177-7758
Owner	NATHALY DURAN
Mailing Address	17762 SW 140 CT MIAMI, FL 33177
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0410 RESIDENTIAL - TOTAL VALUE : TOWNHOUSE
Beds / Baths /Half	3 / 2 / 1
Floors	2
Living Units	1
Actual Area	1,319 Sq.Ft
Living Area	1,319 Sq.Ft
Adjusted Area	1,319 Sq.Ft
Lot Size	1,664 Sq.Ft
Year Built	1999



ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$326,530	\$311,530	\$239,530
Assessed Value	\$94,159	\$91,417	\$88,755

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$44,159	\$41,417	\$38,755
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$69,159	\$66,417	\$63,755
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$44,159	\$41,417	\$38,755

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Save Our Homes Cap	Assessment Reduction	\$232,371	\$220,113	\$150,775
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$25,000	\$25,000	\$25,000

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

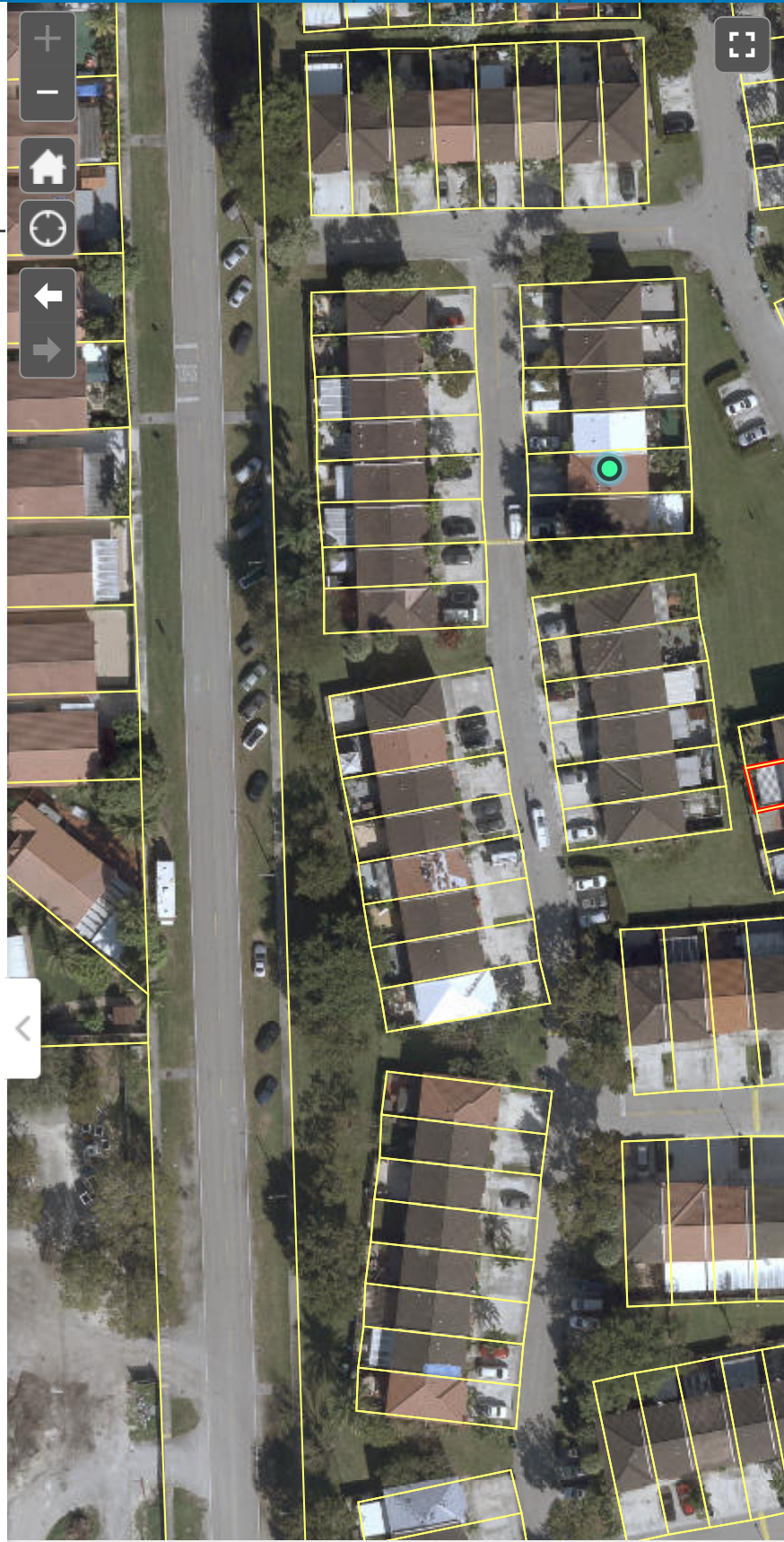
SHORT LEGAL DESCRIPTION
WEITZER SERENA LAKES TOWNHOMES
PB 151-12 /PHASE III T-19603
LOT 2 BLK 67
LOT SIZE 1664 SQ FT
F/A/U 30-5934-002-0810 & 0830

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
06/30/2014	\$47,000	29294-2661	Corrective, tax or QCD; min consideration
03/02/2011	\$103,255	27634-4076	Financial inst or "In Lieu of Forclosure" stated
08/25/2010	\$100	27415-4333	Financial inst or "In Lieu of Forclosure" stated
12/01/2006	\$220,000	25764-1205	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

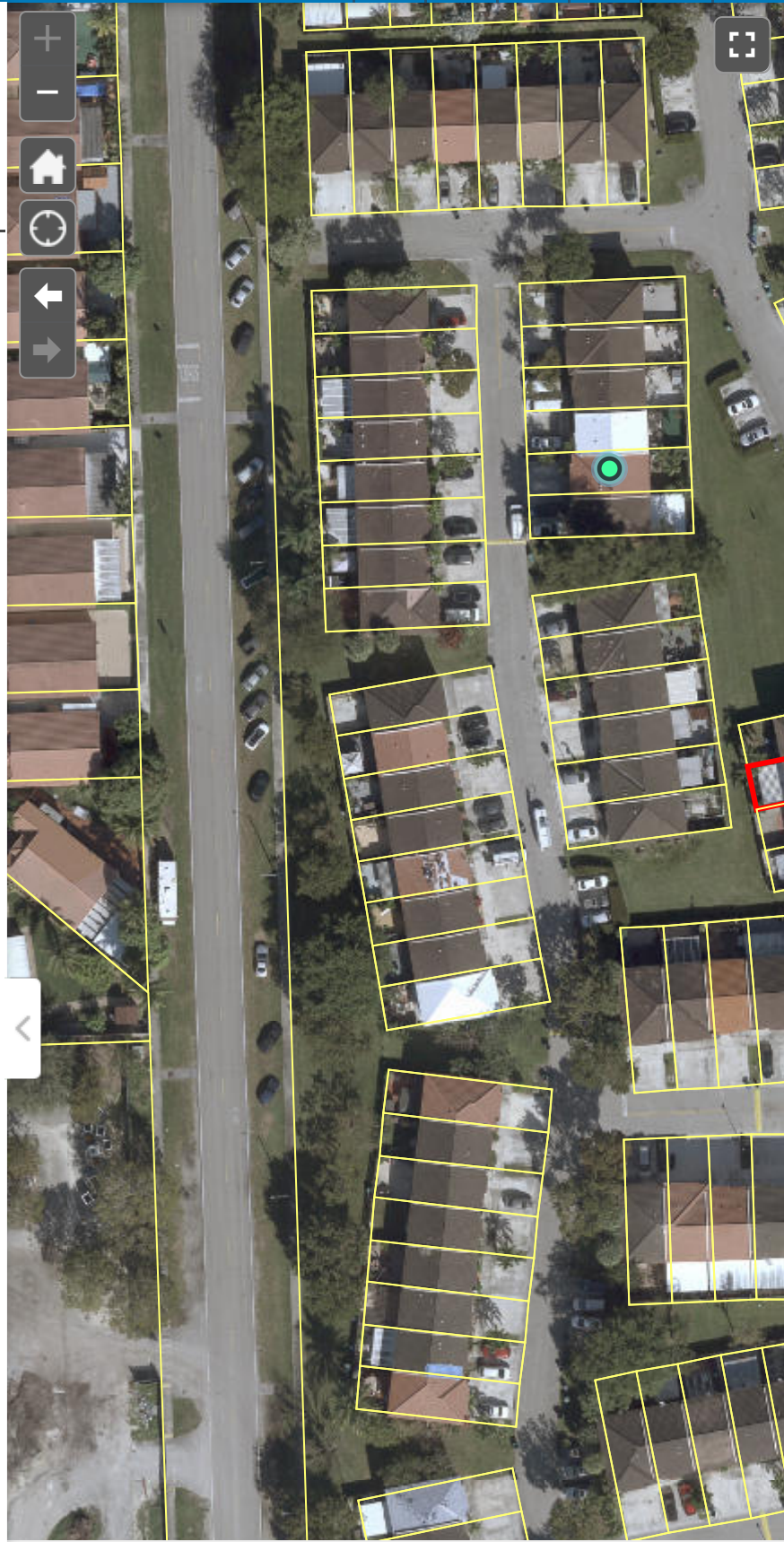
Search an Address/Folio/Case#/CSR# to find all Open, Lien, Civil, and Referred to Finance Neighborhood cases and Building cases associated with that property; as well as cases closed for the past five years.

No results found



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





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

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

CODE ENFORCEMENT ONLINE SYSTEM

FOLIO # NOT FOUND: 3059340322190

Citation	Folio	Name	Mailing Address
Folio			
<input type="text" value="3059340322190"/>			
<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 this website, including the contents thereof, in any form or by any means, or store it in any information storage and retrieval system, without prior written permission from the Clerk and Comptroller's Office. This website does not provide legal advice of any kind. If you require legal advice, please consult a qualified attorney of your choosing.



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

CODE ENFORCEMENT ONLINE SYSTEM





◀ New Search

Search Criteria

Violator/Party Street Address: **17762 SW 140 CT - ALL CITATIONS**

☰ Citation(s) List

Total of Citation: 4

	Citation	Issued Date	Total Due	Name
	D851284	2/ 8/2016	\$0.00	DURAN, NATHALY
	D851285	2/ 8/2016	\$0.00	DURAN, NATHALY
	I100713	6/27/2018	\$65.00	DURAN, NATHALY
	I100714	6/27/2018	\$65.00	DURAN, NATHALY

◀ New Search

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

Numeric only, no dashes

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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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Case Number

Address

Folio Number

Ticket Number

Permit Number

Owner Name

Violator Name

Please use only one of the options below.

17762 SW 140 CT

Or

Enter House Number

Or

Enter Street or Avenue

Submit

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

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- SE
- SW
- W



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:

I'm not a robot

reCAPTCHA
Privacy - Terms

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:	3059340322190
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Submit

I'm not a robot	reCAPTCHA Privacy - Terms
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This page was last edited on: August 2015



Building Permit Selection Menu

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- Permit Project Status (**Permit Number**)
- Open Permits by Folio (**Folio Number**)

Enter required information here:

17762 SW 140 CT

I'm not a robot reCAPTCHA
Privacy - Terms

Submit **Reset**

For Address Format click [here](#)



Open Master Permits Inquiry

INQUIRY SUCCESSFUL (NO MORE ENTRIES) ..

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This page was last edited on: February 23, 2004

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August 21, 2024

Folio No.: 3059340322190
Address: 17762 SW 140 CT

To Whom It May Concern:

This is to advise you that the subject property lies within the WEITZER SERENA LAKES Lighting 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 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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PREMISE LOCATION CERTIFICATE

Current/Outstanding Debt

Account Number	SA Type	Description	Amount	Service Through
5157897272	RFT-WT	FEES AND TAXES WATER	\$0.00	06/27/2024
5157897272	RFT-WW	FEES & TAXES WASTEWATER	\$0.00	06/27/2024
5157897272	RSW-STRM	STORMWATER	\$0.00	06/27/2024
5157897272	RWT-A	WATER RESIDENTIAL	\$0.00	06/27/2024
5157897272	RWW-A	WASTEWATER RESIDENTIAL	\$0.00	06/27/2024
Account Total:			\$0.00	
Mailing ZIP:			33177-7758	

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:				

<u>Tampering Premise Note ID#</u>	<u>Premise Note Created</u>	<u>Amount Owed</u>
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Query: data_accounts (ID: 0)

Where:	<input type="text" value="FOLIO_NUMBER = 3059340322190 OR PROPERTY_ADDRESS like '%17762 SW 140 CT%'"/>
Object IDs:	<input type="text"/>
Time:	<input type="text"/>
Result Type:	<input type="text" value="None"/>
Out Fields:	<input type="text" value="*"/>
Return IDs Only:	<input type="radio"/> True <input checked="" type="radio"/> False
Return Unique IDs Only:	<input type="radio"/> True <input checked="" type="radio"/> False
Return Count Only:	<input type="radio"/> True <input checked="" type="radio"/> False
Return Distinct Values:	<input type="radio"/> True <input checked="" type="radio"/> False
Cache Hint	<input type="radio"/> True <input checked="" type="radio"/> False
Order By Fields:	<input type="text"/>
Group By Fields (For Statistics):	<input type="text"/>
Output Statistics:	<input type="text"/>
Having:	<input type="text"/>
Result Offset:	<input type="text"/>
Result Record Count:	<input type="text"/>
SQL Format:	<input type="text" value="none"/>
Format:	<input type="text" value="HTML"/>
<input type="button" value="Query (GET)"/> <input type="button" value="Query (POST)"/>	

results: 1

ACCOUNT_NO:	12816750
PROPERTY_ADDRESS:	17762 SW 140 CT MIAMI FL 331960000
FOLIO_NUMBER:	3059340322190
OWNER:	NATHALY DURAN
OWNER_PHONE:	
OCCUPANT_NAME:	
OCCUPANT_PHONE:	0
SERVICE_DATE:	5/28/1999 4:00:00 AM
LEGAL_DESC:	WEITZER SERENA LAKES TOWNHOMES
MAILING_ADDRESS:	17762 SW 140 CT MIAMI FL 331770000
LAND_USE_CODE:	10
TAX_UNITS:	1
WASTE_UNITS:	1
ACCOUNT_STATUS:	ACTIVE

CREATION_DATE:	1999-06-01
ACCOUNT_PROCESS_TYPE:	HH-HOUSEHOLD
WCS_ACC_TYPE_DATE:	1999-06-01
PICKUP_DAYS:	MON AND THU
GARBAGE_ROUTE:	6120
BULKY_BOOK:	21
TOTAL_UNPAID_BULKY_AMOUNT:	0
TOTAL_DELINQUENT_AMOUNT:	0
TOTAL_JUDGEMENT_AMOUNT:	0
WCS_ACC_HANDICAP:	
BILLING_STATUS:	T-BILLED VIA PROPERTY TAX
FREE_BULKY_YARDAGE:	50
FREE_BULKY_TRIPS:	2
OUT_OF_SERVICE_AREA:	N
LAST_BILL_DATE:	1999-08-01
PRIOR_YEAR_UNPAID_AMOUNT:	0
PRIOR_YEAR_SERV_TAX_AMOUNT:	0
PRIOR_YEAR_PENALTY_AMOUNT:	0
PRIOR_PENALTY_DATE:	
MONTH_DELINQUENT_AMOUNT:	0
CURRENT_PENALTY_AMOUNT:	0
PENALTY_DATE:	
CURRENT_SERV_TAX_AMOUNT:	0
CURRENT_FEE_AMOUNT:	0
BAD_CHECK_FEE_AMOUNT:	0
AMOUNT_PAID:	0
CREDIT_BALANCE_AMOUNT:	0
TOTAL_AMOUNT_DUE:	0
SERVICE_ITEM_CODE:	UH
DISTRICT:	9
ObjectId:	269710

Query: data_bulky (ID: 0)

Where:	<input type="text" value="FOLIO_NUMBER = 3059340322190 OR PROPERTY_ADDRESS like '%17762 SW 140 CT%'"/>
Object IDs:	<input type="text"/>
Time:	<input type="text"/>
Result Type:	<input type="text" value="None"/>
Out Fields:	<input type="text" value="*"/>
Return IDs Only:	<input type="radio"/> True <input checked="" type="radio"/> False
Return Unique IDs Only:	<input type="radio"/> True <input checked="" type="radio"/> False
Return Count Only:	<input type="radio"/> True <input checked="" type="radio"/> False
Return Distinct Values:	<input type="radio"/> True <input checked="" type="radio"/> False
Cache Hint	<input type="radio"/> True <input checked="" type="radio"/> False
Order By Fields:	<input type="text"/>
Group By Fields (For Statistics):	<input type="text"/>
Output Statistics:	<input type="text"/>
Having:	<input type="text"/>
Result Offset:	<input type="text"/>
Result Record Count:	<input type="text"/>
SQL Format:	<input type="text" value="none"/>
Format:	<input type="text" value="HTML"/>
<input type="button" value="Query (GET)"/> <input type="button" value="Query (POST)"/>	

No results found.

Query: data_complaints (ID: 0)

Where:	<input type="text" value="FOLIO_NUMBER = 3059340322190 OR PROPERTY_ADDRESS like '%17762 SW 140 CT%'"/>
Object IDs:	<input type="text"/>
Time:	<input type="text"/>
Result Type:	<input type="text" value="None"/>
Out Fields:	<input type="text" value="*"/>
Return IDs Only:	<input type="radio"/> True <input checked="" type="radio"/> False
Return Unique IDs Only:	<input type="radio"/> True <input checked="" type="radio"/> False
Return Count Only:	<input type="radio"/> True <input checked="" type="radio"/> False
Return Distinct Values:	<input type="radio"/> True <input checked="" type="radio"/> False
Cache Hint	<input type="radio"/> True <input checked="" type="radio"/> False
Order By Fields:	<input type="text"/>
Group By Fields (For Statistics):	<input type="text"/>
Output Statistics:	<input type="text"/>
Having:	<input type="text"/>
Result Offset:	<input type="text"/>
Result Record Count:	<input type="text"/>
SQL Format:	<input type="text" value="none"/>
Format:	<input type="text" value="HTML"/>
<input type="button" value="Query (GET)"/> <input type="button" value="Query (POST)"/>	

No results found.

Query: data_judgement (ID: 0)

Where:	<input type="text" value="FOLIO_NUMBER = 3059340322190 OR PROPERTY_ADDRESS like '%17762 SW 140 CT%'"/>
Object IDs:	<input type="text"/>
Time:	<input type="text"/>
Result Type:	<input type="text" value="None"/>
Out Fields:	<input type="text" value="*"/>
Return IDs Only:	<input type="radio"/> True <input checked="" type="radio"/> False
Return Unique IDs Only:	<input type="radio"/> True <input checked="" type="radio"/> False
Return Count Only:	<input type="radio"/> True <input checked="" type="radio"/> False
Return Distinct Values:	<input type="radio"/> True <input checked="" type="radio"/> False
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Order By Fields:	<input type="text"/>
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Having:	<input type="text"/>
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SQL Format:	<input type="text" value="none"/>
Format:	<input type="text" value="HTML"/>
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No results found.