



8500 SW 8 ST SUITE 256
MIAMI, FL 33144 US
(786) 420-2958
elvis@erliens.com
www.erliens.com

Invoice 3281

BILL TO
Jason B. Giller, P.A.

DATE 06/17/2019	PLEASE PAY \$325.00	DUE DATE 07/17/2019
---------------------------	--------------------------------------	-------------------------------

ACTIVITY	QTY	RATE	AMOUNT
LIEN SEARCH FILE #2019-21	1	325.00	325.00

520 WEST AVE #2204 MIAMI BEACH, FL 2204

TOTAL DUE **\$325.00**

THANK YOU.



Subject Property

520 WEST AVE #2204 MIAMI BEACH, FL 2204	Company: Jason B. Giller, P. A. File Number: 2019-21 Folio: 02-4203-291-0730	Requested by: IREN Order: 49364 Date: 06/03/2019
---	---	---

Taxes

Currently Due: \$17,445.26 Year: 2018	Delinquent Taxes Due: Yes Year: 2008-2015	Taxes Paid: No Period: \$17,445.26 HOMESTEAD PENALTY TAXES DUE FROM 2008-2015
Contact:		

Utilities

Utilities Due: Please be advised this property contains a Condo Master Meter. Please contact condo/home owners association.	Lien: NO LIENS	Account History Attached: N/A
Contact: CONDO ASSOCAITION - THE BENTLEY		

Code Enforcement

Code Violations: No	Code Enforcement: No	Building Violations: No
----------------------------	-----------------------------	--------------------------------

Permits

Open / Expired Permits: No
Contact:

Assessments

Assessments: No

Municipal Liens

Municipal Liens: No

Official Records Search

Records Search: NOTICE OF TAX LIEN FOR EXEMPTIONS AND ASSESSMENT LIMITATIONS IN THE AMOUNT OF \$17,445.26. RECORDED ON 2/6/2017. PB 30411 PG 1713

Tangible Property Taxes

Tangible Property Taxes: No

Processing

Examiner: PROCESSOR	Lien Search Summary: 49513	Completed on: 06/17/2019
----------------------------	-----------------------------------	---------------------------------



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 6/17/2019

Property Information	
Folio:	02-4203-291-0730
Property Address:	520 WEST AVE UNIT: 2204 Miami Beach, FL 33139-5162
Owner	CHRISTOPHER B DAVIS
Mailing Address	520 WEST AVE #2204 MIAMI BEACH, FL 33139-5167
PA Primary Zone	6505 COMMERCIAL
Primary Land Use	0407 RESIDENTIAL - TOTAL VALUE : CONDOMINIUM - RESIDENTIAL
Beds / Baths / Half	2 / 2 / 0
Floors	0
Living Units	1
Actual Area	Sq.Ft
Living Area	1,210 Sq.Ft
Adjusted Area	1,210 Sq.Ft
Lot Size	0 Sq.Ft
Year Built	2004



Assessment Information			
Year	2019	2018	2017
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$630,380	\$723,941	\$768,515
Assessed Value	\$630,380	\$723,941	\$768,515

Benefits Information				
Benefit	Type	2019	2018	2017
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
THE BENTLEY BAY CONDO
UNIT 2204 BLDG S
UNDIV 0.006009%
INT IN COMMON ELEMENTS
OFF REC 23222-1234

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$580,380	\$673,941	\$718,515
School Board			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$605,380	\$698,941	\$743,515
City			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$580,380	\$673,941	\$718,515
Regional			
Exemption Value	\$50,000	\$50,000	\$50,000
Taxable Value	\$580,380	\$673,941	\$718,515

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/01/2006	\$900,000	24893-4998	Sales which are qualified
09/01/2005	\$920,000	23850-0966	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>

Version:

Pursuant to amendments made to Florida Statute 119.071, effective July 1, 2019, confidential accounts are not viewable or payable online.

2019 1st Quarter Tax Bills are payable on June 1st, 2019.

If paying delinquent real estate taxes (2018 and prior) by mail, acceptable forms of payment are: Cashier's Check, Certified Funds or Money Order.

If paying delinquent real estate taxes (2018 and prior) in person, acceptable forms of payment are: Cashier's Check, Certified Funds, Money Order, or Cash.

The information contained herein does not constitute a title search or property ownership. Amount due May be subject to change without notice.

For instructions on obtaining Payoff/Release of Lis Pendens on Property Appraiser's Office Ad Valorem Tax Litigation Cases, please "[Click Here](#)"

If you have a deed certified on your account, click the following link for sale information <https://miamidade.realtdm.com/public/cases/list>

Real Estate Account At 520 WEST AVE 2204, Miami Beach 33139-5162

Real Estate Account #02-4203-291-0730 [Parcel details](#) [Latest bill](#) [Full bill history](#)

2018	2017	2016	2015	...	2012
PAID	PAID	PAID	PAID		PAID

Homestead Penalty


2016	2015	2014	2013	...	2008
PAID	\$5142.03 due*	\$4193.11 due*	\$2726.02 due*		\$818.80 due*


Bills with a * are due but not payable online.

Real Estate 2018 Annual Bill

[Print this bill \(PDF\)](#)

Miami-Dade County Tax Collector Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number	Escrow code	Millage code
 02-4203-291-0730	072	0200

PAID 2018-11-28
\$12,327.60
Receipt #EEEX-19-000225
Print Paid Bill 

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

Owner
CHRISTOPHER B DAVIS
520 WEST AVE #2204
MIAMI BEACH, FL 33139-5167

Situs address
520 WEST AVE 2204
Miami Beach 33139-5162

Legal description
THE BENTLEY BAY CONDO UNIT 2204 BLDG 5 UNDIV 0.006009% INT IN COMMON ELEMENTS OFF REC 2322
...

Full legal available: [Parcel details](#)

Ad Valorem Taxes


Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
Miami-Dade School Board					
School Board Operating	6.50400	723,941	25,000	698,941	\$4,545.91
School Board Debt Service	0.22900	723,941	25,000	698,941	\$160.06
State and Other					
Florida Inland Navigation Dist	0.03200	723,941	50,000	673,941	\$21.57
South Florida Water Mgmt Dist	0.12090	723,941	50,000	673,941	\$81.48
Okeechobee Basin	0.13100	723,941	50,000	673,941	\$88.29
Everglades Construction Proj	0.04170	723,941	50,000	673,941	\$28.10
Childrens Trust Authority	0.44150	723,941	50,000	673,941	\$297.54
Miami-Dade County					
County Wide Operating	4.66690	723,941	50,000	673,941	\$3,145.22
County Wide Debt Service	0.46440	723,941	50,000	673,941	\$312.98
Library District	0.28400	723,941	50,000	673,941	\$191.40
Municipal Governing Board					
Miami Beach Operating	5.72880	723,941	50,000	673,941	\$3,860.87
Miami Beach Debt Service	0.16000	723,941	50,000	673,941	\$107.83
Total	18.80420				\$12,841.25

Non-Ad Valorem Assessments

Levying authority	Rate	Amount
No non-ad valorem assessments.		

Combined taxes and assessments: \$12,841.25

If paid by:	Nov 30, 2018
Please pay:	\$0.00

PAID 2018-11-28
 \$12,327.60
 Receipt #EEX-
 19-000225
 Print Paid Bill 

**2015 Homestead
Penalty**

02-4203-291-0730-HX

FOLIO NUMBER

520 WEST AVE 2204

PROPERTY ADDRESS

LEGAL DESCRIPTION
THE BENTLEY BAY CONDO

UNIT 2204 BLDG S

UNDIV 0.006009%

INT IN COMMON ELEMENTS

OFF REC 2322

CHRISTOPHER B DAVIS

520 WEST AVE #2204

MIAMI BEACH, FL 33139-5167



Make checks payable to: **Miami-Dade Tax Collector**
(in U.S. funds drawn on U.S. banks)

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

**Additional Prior Year Property
Taxes are Owed and Not
Included in this Bill**

PAY ONLY ONE AMOUNT

If Received By Please Pay

Jun 30, 2019 **\$5,142.03**

Jul 31, 2019 **\$5,142.03**

Aug 31, 2019 **\$5,142.03**

**2014 Homestead
Penalty**

02-4203-291-0730-HX

FOLIO NUMBER

520 WEST AVE 2204

PROPERTY ADDRESS

LEGAL DESCRIPTION

THE BENTLEY BAY CONDO

UNIT 2204 BLDG S

UNDIV 0.006009%

INT IN COMMON ELEMENTS

OFF REC 2322

CHRISTOPHER B DAVIS

520 WEST AVE #2204

MIAMI BEACH, FL 33139-5167



Make checks payable to: **Miami-Dade Tax Collector**
(in U.S. funds drawn on U.S. banks)

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

**Additional Prior Year Property
Taxes are Owed and Not
Included in this Bill**

PAY ONLY ONE AMOUNT

If Received By Please Pay

Jun 30, 2019 **\$4,193.11**

Jul 31, 2019 **\$4,193.11**

Aug 31, 2019 **\$4,193.11**

**2013 Homestead
Penalty**

02-4203-291-0730-HX

FOLIO NUMBER

520 WEST AVE 2204

PROPERTY ADDRESS

LEGAL DESCRIPTION
THE BENTLEY BAY CONDO
UNIT 2204 BLDG S
UNDIV 0.006009%
INT IN COMMON ELEMENTS
OFF REC 2322

CHRISTOPHER B DAVIS
520 WEST AVE #2204
MIAMI BEACH, FL 33139-5167



Make checks payable to: **Miami-Dade Tax Collector**
(in U.S. funds drawn on U.S. banks)

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

**Additional Prior Year Property
Taxes are Owed and Not
Included in this Bill**

PAY ONLY ONE AMOUNT	
If Received By	Please Pay
Jun 30, 2019	\$2,726.02
Jul 31, 2019	\$2,726.02
Aug 31, 2019	\$2,726.02

**2012 Homestead
Penalty**

02-4203-291-0730-HX

FOLIO NUMBER

520 WEST AVE 2204

PROPERTY ADDRESS

LEGAL DESCRIPTION

THE BENTLEY BAY CONDO UNIT 2204 BLDG S UNDIV 0.006009%
INT IN COMMON ELEMENTS OFF REC 2322

CHRISTOPHER B DAVIS
520 WEST AVE #2204
MIAMI BEACH, FL 33139-5167



Make checks payable to: **Miami-Dade Tax Collector**
(in U.S. funds drawn on U.S. banks)

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

**Additional Prior Year Property
Taxes are Owed and Not
Included in this Bill**

PAY ONLY ONE AMOUNT	
If Received By	Please Pay
Jun 30, 2019	\$1,501.51
Jul 31, 2019	\$1,501.51
Aug 31, 2019	\$1,501.51

**2011 Homestead
Penalty**

02-4203-291-0730-HX

FOLIO NUMBER

520 WEST AVE 2204

PROPERTY ADDRESS

LEGAL DESCRIPTION

THE BENTLEY BAY CONDO UNIT 2204 BLDG S UNDIV 0.006009%
INT IN COMMON ELEMENTS OFF REC 2322

CHRISTOPHER B DAVIS
520 WEST AVE #2204
MIAMI BEACH, FL 33139-5167



Make checks payable to: **Miami-Dade Tax Collector**
(in U.S. funds drawn on U.S. banks)

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

**Additional Prior Year Property
Taxes are Owed and Not
Included in this Bill**

PAY ONLY ONE AMOUNT

If Received By Please Pay

Jun 30, 2019 **\$1,338.02**

Jul 31, 2019 **\$1,338.02**

Aug 31, 2019 **\$1,338.02**

**2010 Homestead
Penalty**

02-4203-291-0730-HX

FOLIO NUMBER

520 WEST AVE 2204

PROPERTY ADDRESS

LEGAL DESCRIPTION

THE BENTLEY BAY CONDO UNIT 2204 BLDG S UNDIV 0.006009%
INT IN COMMON ELEMENTS OFF REC 2322

CHRISTOPHER B DAVIS
520 WEST AVE #2204
MIAMI BEACH, FL 33139-5167



Make checks payable to: **Miami-Dade Tax Collector**
(in U.S. funds drawn on U.S. banks)

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

**Additional Prior Year Property
Taxes are Owed and Not
Included in this Bill**

PAY ONLY ONE AMOUNT

If Received By Please Pay

Jun 30, 2019 **\$897.10**

Jul 31, 2019 **\$897.10**

Aug 31, 2019 **\$897.10**

**2009 Homestead
Penalty**

02-4203-291-0730-HX

FOLIO NUMBER

520 WEST AVE 2204

PROPERTY ADDRESS

LEGAL DESCRIPTION

THE BENTLEY BAY CONDO UNIT 2204 BLDG S UNDIV 0.006009%
INT IN COMMON ELEMENTS OFF REC 2322

CHRISTOPHER B DAVIS
520 WEST AVE #2204
MIAMI BEACH, FL 33139-5167



Make checks payable to: **Miami-Dade Tax Collector**
(in U.S. funds drawn on U.S. banks)

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

**Additional Prior Year Property
Taxes are Owed and Not
Included in this Bill**

PAY ONLY ONE AMOUNT

If Received By Please Pay

Jun 30, 2019 **\$828.67**

Jul 31, 2019 **\$828.67**

Aug 31, 2019 **\$828.67**

icate public_user 06/17/2019

**2008 Homestead
Penalty**

02-4203-291-0730-HX

FOLIO NUMBER

520 WEST AVE 2204

PROPERTY ADDRESS

LEGAL DESCRIPTION

THE BENTLEY BAY CONDO UNIT 2204 BLDG S UNDIV 0.006009%
INT IN COMMON ELEMENTS OFF REC 2322

CHRISTOPHER B DAVIS
520 WEST AVE #2204
MIAMI BEACH, FL 33139-5167



Make checks payable to: **Miami-Dade Tax Collector**
(in U.S. funds drawn on U.S. banks)

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



PAY ONLY ONE AMOUNT

If Received By Please Pay

Jun 30, 2019 **\$818.80**

Jul 31, 2019 **\$818.80**

Aug 31, 2019 **\$818.80**

9000000000000000000242032910730HX200800000081880000000000007



Subscribe / Follow On: [f](#) [t](#)

[\[Log On \]](#) / [\[Register \]](#)

Search Results

Case Number	Address	Type	Status	District	Opened	Closed	Project
BR110084	1520 WEST AV	Building 40yr Recertification (Converted)	Closed	CCC	01/11/2011	05/20/2019	
BV1100698	520 WEST AV	Unsafe Structures	Closed	CCC	05/06/2011	11/30/2017	
BV15001342	1520 WEST AVE	Unsafe Structures	Notice of Violation	RM-1	09/22/2015		
BVP18000022	520 WEST AVE	Building Violations – Plumbing	Closed	CPS-4	10/31/2018	05/03/2019	
CC2019-07350	520 WEST AVE	City Code Violation	Invoice Pending	CPS-4	04/23/2019		
CE12006491	520 WEST AV	Noise Complaint	Written Warning Notice	CCC	03/09/2012		
CE14000888	520 WEST AV	Noise Complaint	Written Warning Notice	CCC	10/27/2013		
CE15006575	520 WEST AV	Noise Complaint	Written Warning Notice	CCC	03/21/2015		
CE15007254	520 WEST AV	City Code Violation	Closed	CCC	04/03/2015	10/12/2017	
CE15010306	520 WEST AV	Noise Complaint	Written Warning Notice	CCC	06/15/2015		

1 2 3

Displaying items 1 - 10 of 27

[New Search](#)

lerk's Home (<http://www.miami-dadeclerk.com/home.asp>)
nline Services (http://www.miami-dadeclerk.com/online_services.asp)
bout Us (<http://www.miami-dadeclerk.com/about.asp>)
ontact Us (<http://www.miami-dadeclerk.com/contact.asp>)
y Account (<https://www2.miami-dadeclerk.com/PremierServices/login.aspx>)

HARVEY RUVIN
CLERK *of the* COURTS
MIAMI-DADE COUNTY, FLORIDA



Miami-Dade County Code Enforcement

FOLIO # NOT FOUND: 0242032910730

Citation	Folio	Name	Mailing Address
Folio Number			
<input type="text" value="0242032910730"/>			
<input type="button" value="All Citations"/>			
<input type="button" value="Open Citations Only"/>			
<input type="button" value="Search"/> <input type="button" value="Reset"/>			

Please be advised:

The Miami-Dade Clerk's Office 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 Miami-Dade Clerk'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 Miami-Dade Clerk'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.

Service through the Clerk's electronic access is not the official record of the Clerk. In order to assure the accuracy of the data or information, the Clerk's Office should be consulted regarding the Official Court Record.

If you are interested in obtaining permission to reproduce, retransmit or store any part of this website beyond that which you may use for personal use, as defined above, visit our Web API Services (<https://www2.miamidadeclerk.com/Developers>). To review the complete Miami-Dade County Disclaimer, follow this link: <https://www8.miamidade.gov/global/disclaimer/disclaimer.page>
(<https://www8.miamidade.gov/global/disclaimer/disclaimer.page>)

Code Enforcement Home ([default.aspx](#)) |

Code Enforcement Information (http://www.miami-dadeclerk.com/property_code_enforcement.asp) |

Email (https://miamidadecounty.co1.qualtrics.com/SE/?SID=SV_bDvccbiqJBvQ2LH) |

Login (/PremierServices/login.aspx?ReturnUrl=<https://www2.miami-dadeclerk.com/cef/CitationSearch.aspx>)

Clerk's Home (<http://www.miami-dadeclerk.com/home.asp>) |

Privacy Statement (<https://www8.miamidade.gov/global/disclaimer/privacy-and-security.page>) |

Disclaimer (<https://www8.miamidade.gov/global/disclaimer/disclaimer.page>) |

Contact Us (<http://www.miami-dadeclerk.com/contact.asp>) |

About Us (<http://www.miami-dadeclerk.com/about.asp>)

2015 Clerk of the Courts. All Rights reserved.



(<http://www.miamidade.gov>)

Permit Number	Address	Type	Work Class	Status	Issued Date	Expiration Date	Finaled Date	Project Name
ACC0616-00051	520 WEST AVE 2101 MIAMI BEACH, FL -331395162	AC - Commercial	Alteration	Finaled	06/02/2016	12/12/2016	05/08/2017	
ACC1801426	1520 WEST AVE 8 MIAMI BEACH, FL -331392300	AC - Commercial	Alteration	Finaled	06/29/2018	02/18/2019	08/20/2018	
B1600187	520 WEST AV Miami Beach	Building - Commercial	Flooring	Finaled	10/15/2015	01/11/2017	07/15/2016	
B1600187	520 WEST AVE 1901 MIAMI BEACH, FL -331395162	Building - Commercial	Flooring	Finaled	10/15/2015	01/11/2017	07/15/2016	
B1600509	520 WEST AV Miami Beach	Building - Commercial	Alteration (w/o Phased)	Finaled	12/09/2015	11/30/2016	06/03/2016	
B1601319	520 WEST AV Miami Beach	Building - Commercial	Alteration (w/o Phased)	Finaled	12/24/2015	10/23/2017	04/26/2017	
B1601330	1520 WEST AVE 6 MIAMI BEACH, FL -331392300	Building - Commercial	Alteration (w/o Phased)	Issued	05/18/2016	11/19/2019		
B1602029	520 WEST AV Miami Beach	Building - Commercial	Alteration (w/o Phased)	Issued	03/15/2016	10/21/2019		
B1602067	520 WEST AV Miami Beach	Roofing - Commercial	Waterproofing	Issued	04/19/2016	10/21/2019		
B1602955	520 WEST AV Miami Beach	Building - Commercial	Alteration (w/o Phased)	Finaled	05/20/2016	06/17/2019	05/15/2019	

Permit Number	Address	Type	Work Class	Status	Issued Date	Expiration Date	Finaled Date	Project Name
BC0616-0852	520-540 WEST AVE MIAMI BEACH, FL -331390000	Building - Commercial	Awning / Carport / Sign	Finaled	10/18/2016	07/10/2017	01/10/2017	
BC0716-1159	520 WEST AVE 1503 MIAMI BEACH, FL -331395162	Building - Commercial	Flooring	Finaled	07/26/2016	03/13/2017	10/13/2016	
BC0916-1678	520 WEST AVE 2403 MIAMI BEACH, FL -331395162	Building - Commercial	Flooring	Finaled	09/16/2016	12/20/2017	12/19/2017	
BC1602263	520 WEST AVE 705 MIAMI BEACH, FL -331395162	Building - Commercial	Flooring	Finaled	11/15/2016	11/20/2017	05/25/2017	
BC1602409	520 WEST AVE UNIT B MIAMI BEACH, FL -331390000	Building - Commercial	Awning / Carport / Sign	Applied				
BC1703149	520 WEST AVE UNIT B MIAMI BEACH, FL -331390000	Building - Commercial	Demolition	Finaled	04/12/2017	10/30/2017	05/02/2017	
BC1703155	520 WEST AVE 1702 MIAMI BEACH, FL -331395162	Building - Commercial	Alteration (w/o Phased)	Finaled	03/28/2017	08/13/2018	02/14/2018	
BC1703966	520 WEST AVE 2503 MIAMI BEACH, FL -331395162	Building - Commercial	Demolition	Finaled	05/23/2017	06/04/2018	12/07/2017	

Permit Number	Address	Type	Work Class	Status	Issued Date	Expiration Date	Finaled Date	Project Name
BC1704249	520 WEST AVE UNIT B MIAMI BEACH, FL -331390000	Building - Commercial	Alteration (w/o Phased)	Finaled	10/20/2017	07/29/2019	01/30/2019	
BC1704686	520 WEST AVE 2503 MIAMI BEACH, FL -331395162	Building - Commercial	Alteration (w/o Phased)	Finaled	02/28/2018	11/12/2019	05/15/2019	
BC1705101	520 WEST AVE 904 MIAMI BEACH, FL -331396768	Building - Commercial	Flooring	Finaled	08/25/2017	05/14/2018	11/16/2017	
BC1808325	520 WEST AVE 2503 MIAMI BEACH, FL -331395162	Building - Commercial	Windows/Doors	Finaled	09/18/2018	06/03/2019	12/03/2018	
BC1808450	520 WEST AVE 2201 MIAMI BEACH, FL -331395162	Building - Commercial	Flooring	Finaled	08/10/2018	07/29/2019	01/28/2019	
BC1808577	520 WEST AVE 1001 MIAMI BEACH, FL -331395162	Building - Commercial	Alteration (w/o Phased)	Finaled	09/04/2018	05/07/2019	11/08/2018	
BC1809110	520 WEST AVE 2503 MIAMI BEACH, FL -331395162	Building - Commercial	Windows/Doors	Finaled	11/09/2018	06/11/2019	12/13/2018	
BC1809409	520 WEST AVE 2004 MIAMI BEACH, FL -331395162	Building - Commercial	Alteration (w/o Phased)	Finaled	11/29/2018	11/13/2019	05/17/2019	

Permit Number	Address	Type	Work Class	Status	Issued Date	Expiration Date	Final Date	Project Name
BC1909885	520 WEST AVE UNIT B MIAMI BEACH, FL -331390000	Building - Commercial	Concrete Restoration	Void			02/11/2019	
BC1910485	520 WEST AVE 1003 MIAMI BEACH, FL -331395162	Building - Commercial	Alteration (w/o Phased)	Applied				
BCC15127	520 WEST AV Miami Beach	Certificate Process	Commercial	Issued	04/14/2016			
BCO11237	520 WEST AV Miami Beach	Certificate Process	Commercial	Issued	11/03/2011			
BCO14204	520 WEST AV Miami Beach	Certificate Process	Commercial	Issued	05/05/2014			
BCU1000591	520 WEST AV Miami Beach	ZZConverted	Converted Permits	Issued	04/22/2010			
BCU1100941	520 WEST AV Miami Beach	ZZConverted	Converted Permits	Issued	08/11/2011			
BCU1300766	520 WEST AV Miami Beach	ZZConverted	Converted Permits	Issued	08/07/2013			
BCU1400545	520 WEST AV Miami Beach	ZZConverted	Converted Permits	Issued	05/06/2014			
BCU1500383	520 WEST AV Miami Beach	ZZConverted	Converted Permits	Issued	03/11/2015			
BCU1500760	520 WEST AV Miami Beach	ZZConverted	Converted Permits	Issued	12/28/2015			
BCU1500848	520 WEST AV Miami Beach	ZZConverted	Converted Permits	Applied				
BE161313	520 WEST AV Miami Beach	ZZConverted	Converted Permits	Finalized	03/02/2016	08/24/2017	04/26/2017	
BL022022	520 WEST AV Miami Beach	Elevator Operational License	Elevator	Issued	09/10/2015	09/30/2019		

Permit Number	Address	Type	Work Class	Status	Issued Date	Expiration Date	Final Date	Project Name
BL022023	520 WEST AV Miami Beach	Elevator Operational License	Elevator	Issued	09/10/2015	09/30/2019		
BL022024	520 WEST AV Miami Beach	Elevator Operational License	Elevator	Issued	09/10/2015	09/30/2019		
BL132834	520 WEST AV Miami Beach	Elevator Operational License	Elevator	Issued	02/09/2017	09/30/2100		
BM160227	520 WEST AV Miami Beach	Elevator - Commercial	Repair	Finalized	02/24/2016	08/22/2016	08/31/2016	
BM160256	520 WEST AV Miami Beach	Elevator - Commercial	Repair	Finalized	02/24/2016	08/22/2016	08/31/2016	
BMS1600206	520 WEST AV Miami Beach	ZZConverted	Converted Permits	Applied				
BMS1600503	520 WEST AV Miami Beach	ZZConverted	Converted Permits	Applied				
BMS1600647	520 WEST AV Miami Beach	ZZConverted	Converted Permits	Applied				
BMS1601163	520 WEST AV Miami Beach	ZZConverted	Converted Permits	Applied				
BP132429	520 WEST AV Miami Beach	ZZConverted	Converted Permits	Issued	09/26/2013	04/07/2014		
BP161000	520 WEST AV Miami Beach	ZZConverted	Converted Permits	Finalized	02/23/2016	10/04/2016	07/13/2016	
BP161063	520 WEST AV Miami Beach	ZZConverted	Converted Permits	Finalized	03/02/2016	08/24/2017	04/15/2017	
BRR1901711	520 WEST AVE 501 MIAMI BEACH, FL -331395162	Building – Records Requests	Records Requests	Finalized			05/28/2019	
BRR1902073	520 WEST AVE 2204 MIAMI BEACH, FL -331395162	Building – Records Requests	Records Requests	Applied				

Permit Number	Address	Type	Work Class	Status	Issued Date	Expiration Date	Finaled Date	Project Name
CO16-0092	520 WEST AVE 1901 MIAMI BEACH, FL -331395162	Certificate Process	Residential	Issued	07/25/2016	01/23/2099		
CO18-0835	520 WEST AVE 1702 MIAMI BEACH, FL -331395162	Certificate Process	Commercial	Issued	04/26/2018			
CO19-1205	520 WEST AVE UNIT B MIAMI BEACH, FL -331390000	Certificate Process	Commercial	Issued	02/08/2019		02/08/2019	
DEV150517	520 WEST AV Miami Beach	ZZConverted	Converted Permits	Applied				
ELC0616-0386	520-540 WEST AVE MIAMI BEACH, FL -331390000	Electrical - Commercial	Alteration	Finaled	10/18/2016	07/10/2017	01/10/2017	
ELC0716-0449	520 WEST AV Miami Beach	Electrical - Commercial	Alteration	Finaled	07/11/2016	04/16/2019	10/18/2018	
ELC1601586	520 WEST AVE UNIT B MIAMI BEACH, FL -331390000	Electrical - Commercial	New	Void			10/22/2018	
ELC1702227	520 WEST AVE UNIT B MIAMI BEACH, FL -331390000	Electrical - Commercial	New	Void			04/12/2017	
ELC1702228	520 WEST AVE UNIT B MIAMI BEACH, FL -331390000	Electrical - Commercial	Demolition	Finaled	04/12/2017	10/25/2017	04/29/2017	

Permit Number	Address	Type	Work Class	Status	Issued Date	Expiration Date	Finaled Date	Project Name
ELC1702504	520 WEST AVE 1702 MIAMI BEACH, FL -331395162	Electrical - Commercial	Alteration	Finaled	05/31/2017	05/16/2018	11/19/2017	
ELC1702698	520 WEST AVE 1702 MIAMI BEACH, FL -331395162	Electrical - Commercial	Low Voltage	Finaled	07/31/2017	07/23/2018	01/23/2018	
ELC1703405	520 WEST AVE 2503 MIAMI BEACH, FL -331395162	Electrical - Commercial	New	Finaled	11/30/2017	05/30/2018	12/02/2017	
ELC1703443	520 WEST AVE UNIT B MIAMI BEACH, FL -331390000	Electrical - Commercial	Alteration	Finaled	11/21/2017	07/29/2019	01/30/2019	
ELC1804170	520 WEST AVE 2503 MIAMI BEACH, FL -331395162	Electrical - Commercial	Alteration	Finaled	04/18/2018	10/16/2019	04/19/2019	
ELC1804215	520 WEST AVE 2503 MIAMI BEACH, FL -331395162	Electrical - Commercial	Low Voltage	Finaled	04/30/2018	10/29/2019	05/02/2019	
ELC1804969	520 WEST AVE 1001 MIAMI BEACH, FL -331395162	Electrical - Commercial	Alteration	Finaled	09/19/2018	05/06/2019	11/06/2018	
ELC1905430	520 WEST AVE 2004 MIAMI BEACH, FL -331395162	Electrical - Commercial	Alteration	Finaled	01/08/2019	10/29/2019	05/02/2019	

Permit Number	Address	Type	Work Class	Status	Issued Date	Expiration Date	Finaled Date	Project Name
FP0118-1419	520 WEST AVE 1601 MIAMI BEACH, FL -331395162	Fire	Sprinkler System	Finaled	01/19/2018	04/09/2019	05/14/2019	
FP0118-1434	520 WEST AVE UNIT B MIAMI BEACH, FL -331390000	Fire	Sprinkler System	Finaled	01/25/2018	07/22/2019	01/23/2019	
FP0218-1501	520 WEST AVE UNIT B MIAMI BEACH, FL -331390000	Fire	Hood Suppression System	Finaled	02/27/2018	08/27/2018	06/26/2018	
FP0317-0739	520 WEST AVE UNIT B MIAMI BEACH, FL -331390000	Fire	Fire Alarm	Finaled	03/01/2017	09/08/2017	09/29/2017	
FP0418-1582	520 WEST AVE 2503 MIAMI BEACH, FL -331395162	Fire	Sprinkler System	Finaled	04/04/2018	05/29/2019	02/19/2019	
FP0617-0975	520 WEST AVE 1702 MIAMI BEACH, FL -331395162	Fire	Sprinkler System	Finaled	06/13/2017		02/07/2018	
FP0618-1686	520 WEST AVE UNIT B MIAMI BEACH, FL -331390000	Fire	Hood Suppression System	Void			06/01/2018	
FP0618-1687	520 WEST AVE UNIT B MIAMI BEACH, FL -331390000	Fire	Fire Alarm	Finaled	06/01/2018	12/03/2018	07/03/2018	

Permit Number	Address	Type	Work Class	Status	Issued Date	Expiration Date	Finaled Date	Project Name
FP0718-1770	520 WEST AVE UNIT B MIAMI BEACH, FL -331390000	Fire	Occupant Load	Finaled			07/19/2018	
FP0918-1924	520 WEST AVE 1001 MIAMI BEACH, FL -331395162	Fire	Sprinkler System	Finaled	09/20/2018	03/19/2018	11/02/2018	
FP0918-1926	520 WEST AVE 2503 MIAMI BEACH, FL -331395162	Fire	Fire Alarm	Finaled	09/20/2018	03/19/2018	01/11/2019	
FP1218-2076	520 WEST AVE UNIT B MIAMI BEACH, FL -331390000	Fire	Occupant Load	Finaled			12/28/2018	
FP160451	520 WEST AV Miami Beach	ZZConverted	Converted Permits	Finaled	04/15/2016	10/12/2016	06/16/2016	
MEC1700702	520 WEST AVE 1702 MIAMI BEACH, FL -331395162	Mechanical - Commercial	Alteration	Finaled	06/28/2017	02/26/2018	08/31/2017	
MEC1801052	520 WEST AVE UNIT B MIAMI BEACH, FL -331390000	Mechanical - Commercial	Alteration	Finaled	01/09/2018	08/13/2018	02/13/2018	
MEC1801087	520 WEST AVE UNIT B MIAMI BEACH, FL -331390000	Mechanical - Commercial	Alteration	Finaled	01/26/2018	12/24/2018	06/26/2018	

Permit Number	Address	Type	Work Class	Status	Issued Date	Expiration Date	Finaled Date	Project Name
MEC1801229	520 WEST AVE 2503 MIAMI BEACH, FL -331395162	Mechanical - Commercial	New	Finaled	04/30/2018	10/07/2019	04/10/2019	
PLC0516-0019	520 WEST AV Miami Beach	Plumbing - Commercial	Alteration	Issued	05/05/2016	10/24/2019		
PLC0516-0088	520 WEST AVE 603 MIAMI BEACH, FL -331395162	Plumbing - Commercial	Alteration	Finaled	05/17/2016	12/12/2016	06/15/2016	
PLC0716-0372	520 WEST AV Miami Beach	Plumbing - Commercial	Alteration	Finaled	07/11/2016	05/27/2019	11/27/2018	
PLC1702057	520 WEST AVE 1702 MIAMI BEACH, FL -331395162	Plumbing - Commercial	Alteration	Finaled	05/31/2017	05/15/2018	11/17/2017	
PLC1702738	520 WEST AVE 2503 MIAMI BEACH, FL -331395162	Plumbing - Commercial	New	Finaled	11/30/2017	06/04/2018	12/06/2017	
PLC1702875	520 WEST AVE UNIT B MIAMI BEACH, FL -331390000	Plumbing - Commercial	Alteration	Finaled	12/18/2017	09/17/2018	03/21/2018	
PLC1803172	520 WEST AVE 2503 MIAMI BEACH, FL -331395162	Plumbing - Commercial	Alteration	Finaled	03/09/2018	11/12/2019	05/13/2019	
PLC1803372	520 WEST AVE UNIT B MIAMI BEACH, FL -331390000	Plumbing - Commercial	Alteration	Finaled	04/18/2018	11/05/2018	05/07/2018	

Permit Number	Address	Type	Work Class	Status	Issued Date	Expiration Date	Final Date	Project Name
PLC1904386	520 WEST AVE 2004 MIAMI BEACH, FL -331395162	Plumbing - Commercial	Alteration	Finalized	01/08/2019	10/29/2019	05/02/2019	
PLC1904501	520 WEST AVE MIAMI BEACH, FL -331390000	Plumbing - Commercial	Alteration	Applied				
PRJ1600431	520 WEST AV Miami Beach	ZZConverted	Converted Permits	Issued	04/15/2016			
PWD0519-1978	520 WEST AVE UNIT B MIAMI BEACH, FL -331390000	Roll-Off	Private	Issued	05/09/2019			
PWD0519-2008	520 WEST AVE 501 MIAMI BEACH, FL -331395162	Roll-Off	Private	Issued	05/30/2019			
PWG0818-0844	520 WEST AVE 501 MIAMI BEACH, FL -331395162	Garbage	Commercial	Issued	08/05/2018			
PWR0818-0668	520 WEST AVE 501 MIAMI BEACH, FL -331395162	Recycling	Commercial	Issued	08/05/2018			
RFC0916-0195	520 WEST AVE 2403 MIAMI BEACH, FL -331395162	Roofing - Commercial	Waterproofing	Finalized	09/16/2016	06/20/2017	12/23/2016	

Permit Number	Address	Type	Work Class	Status	Issued Date	Expiration Date	Finaled Date	Project Name
RFC1600274	520 WEST AVE 705 MIAMI BEACH, FL -331395162	Roofing - Commercial	Waterproofing	Expired	12/05/2016	11/20/2017		
RFC1700529	520 WEST AVE 1702 MIAMI BEACH, FL -331395162	Roofing - Commercial	New	Finaled	07/21/2017	02/05/2018	08/10/2017	
RFC1700571	520 WEST AVE 904 MIAMI BEACH, FL -331396768	Roofing - Commercial	Waterproofing	Finaled	08/25/2017	05/15/2018	11/16/2017	
RFC1800863	520 WEST AVE 2503 MIAMI BEACH, FL -331395162	Roofing - Commercial	Waterproofing	Finaled	05/18/2018	12/09/2019	01/31/2019	
RFC1800942	520 WEST AVE 2201 MIAMI BEACH, FL -331395162	Roofing - Commercial	Waterproofing	Finaled	08/14/2018	07/29/2019	01/28/2019	
RV1704012	520 WEST AV Miami Beach	Revision	General	Finaled	11/22/2017	05/21/2018	11/22/2017	
RV1704754	520 WEST AVE 1702 MIAMI BEACH, FL -331395162	Revision	General	Finaled	11/20/2017	05/19/2018	11/20/2017	
RV1806020	520 WEST AVE 2503 MIAMI BEACH, FL -331395162	Revision	General	Finaled	04/17/2018	10/15/2018	04/17/2018	

Permit Number	Address	Type	Work Class	Status	Issued Date	Expiration Date	Finaled Date	Project Name
RV1806677	520 WEST AVE UNIT B MIAMI BEACH, FL -331390000	Revision	General	Finaled	06/28/2018	12/26/2018	06/28/2018	
RV1806769	520 WEST AVE 2503 MIAMI BEACH, FL -331395162	Revision	General	Finaled	07/11/2018	01/07/2019	07/11/2018	
RV1807537	520 WEST AVE 2503 MIAMI BEACH, FL -331395162	Revision	General	Void			09/20/2018	
RV1807542	520 WEST AVE 2503 MIAMI BEACH, FL -331395162	Revision	General	Finaled	09/20/2018	03/19/2019	09/20/2018	
RV1808424	520 WEST AVE UNIT B MIAMI BEACH, FL -331390000	Revision	General	Finaled			01/16/2019	
RV1909023	520 WEST AVE 2004 MIAMI BEACH, FL -331395162	Revision	General	Finaled	02/28/2019	08/27/2019	02/28/2019	
RV1909684	520 WEST AVE 2503 MIAMI BEACH, FL -331395162	Revision	General	Finaled	05/10/2019	11/06/2019	05/10/2019	
SD1801085	520 WEST AVE 2503 MIAMI BEACH, FL -331395162	Shop Drawing	Other	Finaled	09/20/2018	03/19/2019	09/20/2018	

Permit Number	Address	Type	Work Class	Status	Issued Date	Expiration Date	Finaled Date	Project Name
SG14000174	520 WEST AV Miami Beach	Garbage	Restaurant	Issued	04/30/2014			
SG15000277	520 WEST AV Miami Beach	Garbage	Restaurant	Issued	01/27/2015			
TCO1800305	520 WEST AVE UNIT B MIAMI BEACH, FL -331390000	Temporary CO	Commercial	Finaled	07/25/2018		02/07/2019	
WR150645	520 WEST AV Miami Beach	ZZConverted	Converted Permits	Issued	04/22/2015	02/24/2015		



**NOTICE OF TAX LIEN
FOR EXEMPTIONS AND
ASSESSMENT LIMITATIONS**

Miami-Dade County, Florida

DR-453
R. 04/16
Rule 12D-16.002
F.A.C.
Eff. 04/16

CFN: 20170069855 BOOK 30411 PAGE 1713
DATE:02/06/2017 01:55:38 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

CHRISTOPHER B DAVIS (taxpayer) has received exemption(s) and/or assessment limitation(s) totaling \$17,435.26 for 8 years. The property appraiser has discovered that the taxpayer was not legally entitled to receive the exemption(s) and/or assessment limitation because:

RENTAL OF HOMESTEAD.

Sections 193.155(10), 193.1554(10), 193.1555(10), 193.501(9), 196.011(9), 196.075(9), 196.161(1) and 196.183, F.S., require a lien on the property to recover unpaid taxes. The property appraiser will recover from the taxpayer taxes due, a 50 percent penalty and 15 percent interest for any year or years within the last ten years in which the taxpayer was not entitled to, but was granted, a tax exemption or assessment limitation.

When this document is recorded, it becomes a lien on the real property addressed and legally owned by the taxpayer in Florida.

FOR OFFICIAL USE ONLY

Taxpayer name	CHRISTOPHER B DAVIS	Parcel ID	02-4203-291-0730 / Case # 13861
Address	520 WEST AVE 2204 Miami Beach, 33139-6768	Legal description	THE BENTLEY BAY CONDO UNIT 2204 BLDG 5 LINDIV 0.006009%

Column 1	Column 2	Column 3	Column 4	Column 5	Column 6
Tax Year/ Date tax due	Reason for Lien	Taxes Due	Penalty	Interest	TOTAL (3+4+5)
2008 / 11/1/2008	NONESTABLISHMENT OF PERMANENT RESIDENCE	818.80	0.00	*STC	818.80
2009 / 11/1/2009	NONESTABLISHMENT OF PERMANENT RESIDENCE	828.67	0.00	*STC	828.67
2010 / 11/1/2010	NONESTABLISHMENT OF PERMANENT RESIDENCE	897.10	0.00	*STC	897.10
2011 / 11/1/2011	NONESTABLISHMENT OF PERMANENT RESIDENCE	1,338.02	0.00	*STC	1,338.02
2012 / 11/1/2012	NONESTABLISHMENT OF PERMANENT RESIDENCE	1,501.51	0.00	*STC	1,501.51
2013 / 11/1/2013	RENTAL OF HOMESTEAD	2,726.02	0.00	*STC	2,726.02
2014 / 11/1/2014	RENTAL OF HOMESTEAD	4,193.11	0.00	*STC	4,193.11
2015 / 11/1/2015	RENTAL OF HOMESTEAD	5,132.03	0.00	*STC	5,132.03

Tax Collector: The 50 percent penalty is calculated individually on each annual exemption or assessment limitation. Interest is based on the taxes exempted or excluded each year from the date the taxes become due for each assessment until the lien is satisfied. The tax collector must collect any fees and costs which the property appraiser or the tax collector has incurred in filing and collecting this lien.

Total for Column 6 (subtotal)		17,435.26
Added fees and costs paid by:	Property Appraiser	N/A
	Tax Collector	10.00
TOTAL DUE		17,445.26

*STC See Tax Collector

I certify that I have read this notice of tax lien and the facts in it are true. If prepared by someone other than the property appraiser, this declaration is based on all information of which he or she has knowledge.


Signature

Deputy Property Appraiser
Title

FEB 06 2017
Date

Payment must include all unpaid taxes, interest, penalties, fees, and costs, or the lien will not be satisfied.