

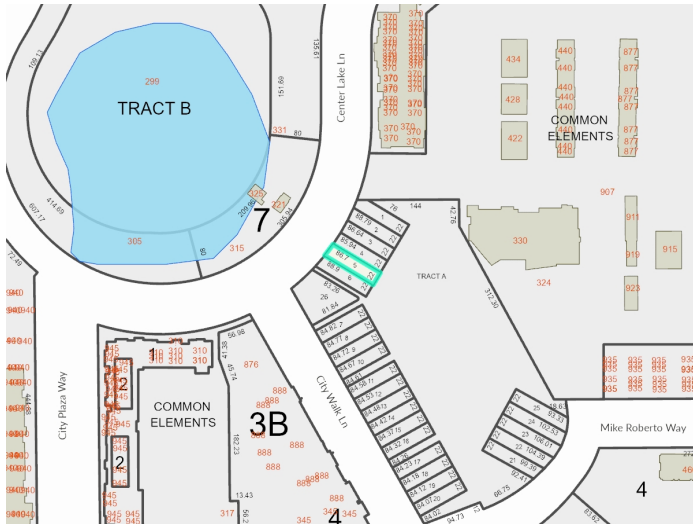
Property Record Card



Parcel: **15-21-31-541-0000-0050**
 Property Address: **322 CENTER LAKE LN OVIEDO, FL 32765**
 Owners: **ZHAO, YOUSHAN; GRASSI, PAUL M**
 2026 Market Value \$807,417 Assessed Value \$807,417 Taxable Value \$807,417
 2025 Tax Bill \$13,602.60

The 4 Bed/4 Bath Townhome property is 3,305 SF and a lot size of 0.05 Acres

Parcel Location



Site View



Parcel Information

Parcel	15-21-31-541-0000-0050
Property Address	322 CENTER LAKE LN OVIEDO, FL 32765
Mailing Address	7560 RED BUG LAKE RD STE 2060 OVIEDO, FL 32765-6591
Subdivision	TOWNHOMES AT CITY PLACE
Tax District	V5:Oviedo Community Redevelopment
DOR Use Code	0103:Townhome
Exemptions	None
AG Classification	No

Value Summary

	2026 Working Values	2025 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$657,417	\$660,721
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$150,000	\$150,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$807,417	\$810,721
Portability Adjustment	\$0	\$0
Save Our Homes Adjustment/Maximum Portability	\$0	\$0
Non-Hx 10% Cap (AMD 1)	\$0	\$0
P&G Adjustment	\$0	\$0
Assessed Value	\$807,417	\$810,721

2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$13,602.60
Tax Bill Amount	\$13,602.60
Tax Savings with Exemptions	\$0.00

Owner(s)

Name - Ownership Type

ZHAO, YOUSHAN - Tenants in Common :50
 GRASSI, PAUL M - Tenants in Common :50

Note: Does NOT INCLUDE Non Ad Valorem Assessments

Legal Description

LOT 5 TOWNHOMES AT CITY PLACE PLAT
BOOK 88 PAGES 73-77

Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$807,417	\$0	\$807,417
Schools	\$807,417	\$0	\$807,417
CITY OVIEDO	\$807,417	\$0	\$807,417
OVIEDO BONDS	\$807,417	\$0	\$807,417
SJWM(Saint Johns Water Management)	\$807,417	\$0	\$807,417

Sales

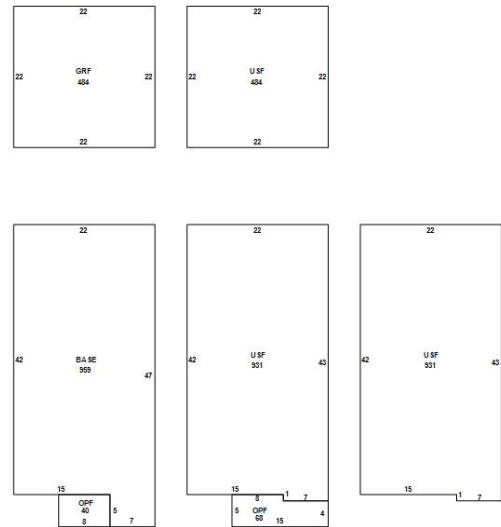
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	1/23/2025	\$986,600	10761/1021	Improved	Yes

Land

Units	Rate	Assessed	Market
1 Lot	\$150,000/Lot	\$150,000	\$150,000

Building Information

#	1
Use	SINGLE FAMILY
Year Built*	2024
Bed	4
Bath	4.0
Fixtures	14
Base Area (ft ²)	959
Total Area (ft ²)	3897
Constuction	CUSTOM CONCRETE BLOCK STUCCO
Replacement Cost	\$660,721
Assessed	\$657,417



Building 1

* Year Built = Actual / Effective

Appendages

Description	Area (ft ²)
GARAGE FINISHED	484
OPEN PORCH FINISHED	40

OPEN PORCH FINISHED	68
UPPER STORY FINISHED	931
UPPER STORY FINISHED	484
UPPER STORY FINISHED	931

Permits

Permit #	Description	Value	CO Date	Permit Date
25-00095959	324 CENTER LAKE LN OVIEDO, FL 32765 : TEMF COMM TENANT FINISH	\$2,800	3/19/2025	3/18/2025
23-00090558	862 TETBURY LOOP OVIEDO, FL 32765 : MCNI MECHANICAL HVAC PERMIT	\$5,500		8/9/2024
23-00090556	322 CENTER LAKE LN OVIEDO, FL 32765 : ROF1 ROOF NEW	\$20,433		6/12/2024
23-00090556	322 CENTER LAKE LN OVIEDO, FL 32765 : MCNI MECHANICAL HVAC PERMIT	\$5,500		3/6/2024
23-00090556	322 CENTER LAKE LN OVIEDO, FL 32765 : PLUM PLUMBING PERMIT	\$0		2/23/2024
23-00090557	324 CENTER LAKE LN OVIEDO, FL 32765 : ELEC ELECTRICAL PERMIT	\$0		12/20/2023
23-00090556	322 CENTER LAKE LN OVIEDO, FL 32765 : BMF MULTI FAMILY	\$333,155	12/27/2024	9/21/2023
23-00090558	862 TETBURY LOOP OVIEDO, FL 32765 : BMF MULTI FAMILY	\$144,024		9/21/2023
23-00090557	324 CENTER LAKE LN OVIEDO, FL 32765 : BCOM COMM NEW	\$120,258		9/21/2023

Extra Features

Description	Year Built	Units	Cost	Assessed
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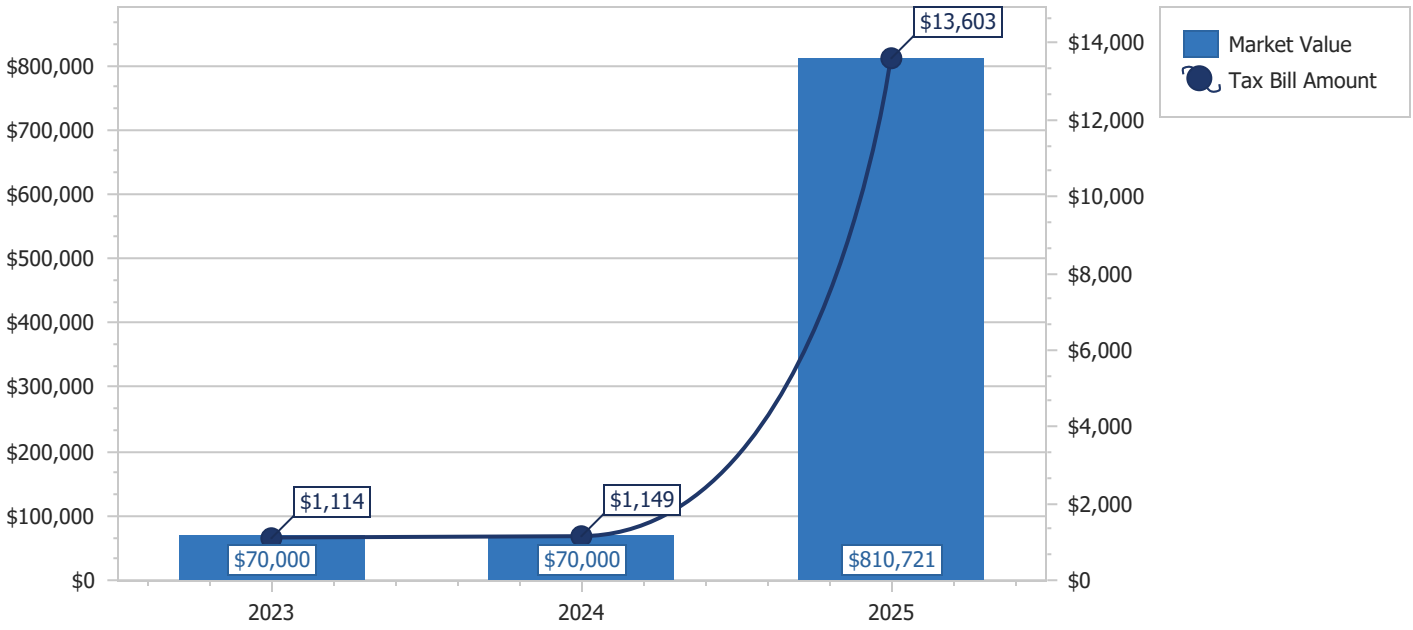
Zoning	
Zoning	DC
Description	
Future Land Use	DC
Description	

School Districts	
Elementary	Stenstrom
Middle	Jackson Heights
High	Oviedo

Political Representation	
Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 37 - Susan Plasencia
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 72

Utilities	
Fire Station #	Station: 46 Zone: 461
Power Company	DUKE
Phone (Analog)	AT&T
Water	Oviedo
Sewage	City Of Oviedo
Garbage Pickup	
Recycle	
Yard Waste	
Hauler #	

Property Value History



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