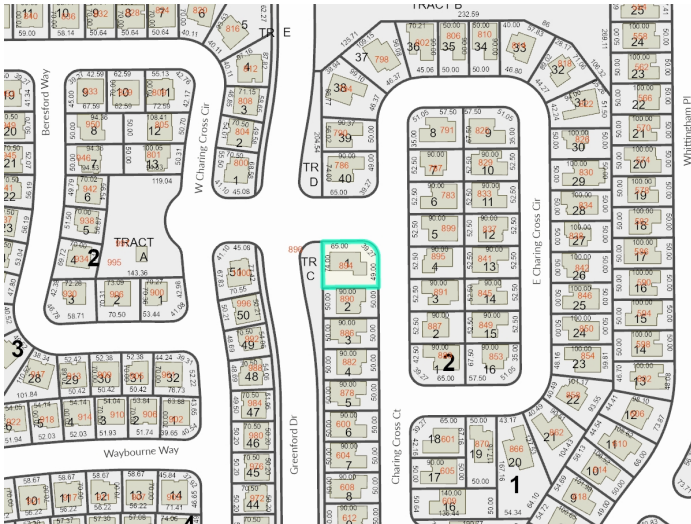


# Property Record Card



Parcel: **19-20-30-508-0100-0010**  
 Property Address: **894 E CHARING CROSS CIR LAKE MARY, FL 32746**  
 Owners: **JIANG, LINFENG**  
 2026 Market Value \$272,481 Assessed Value \$272,481 Taxable Value \$272,481  
 2025 Tax Bill \$3,981.68  
 The 2 Bed/2 Bath Single Family property is 1,163 SF and a lot size of 0.15 Acres

## Parcel Location



## Site View



## Parcel Information

Parcel	19-20-30-508-0100-0010
Property Address	894 E CHARING CROSS CIR LAKE MARY, FL 32746
Mailing Address	809 N LAKE CLAIRE CIR OVIEDO, FL 32765-8489
Subdivision	GREENWOOD LAKES UNIT D-3A 1ST ADD
Tax District	01:County Tax District
DOR Use Code	01:Single Family
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	\$187,481	\$206,080
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$85,000	\$85,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$272,481	\$291,080
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	\$272,481	\$291,080

## 2025 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,981.68
Tax Bill Amount	\$3,981.68
Tax Savings with Exemptions	\$0.00

## Owner(s)

Name - Ownership Type  
 JIANG, LINFENG

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Legal Description

LOT 1 BLK 1  
GREENWOOD LAKES UNIT D-3A 1ST ADD  
PB 36 PGS 23 TO 25

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$272,481	\$0	\$272,481
Schools	\$272,481	\$0	\$272,481
FIRE	\$272,481	\$0	\$272,481
ROAD DISTRICT	\$272,481	\$0	\$272,481
SJWM(Saint Johns Water Management)	\$272,481	\$0	\$272,481

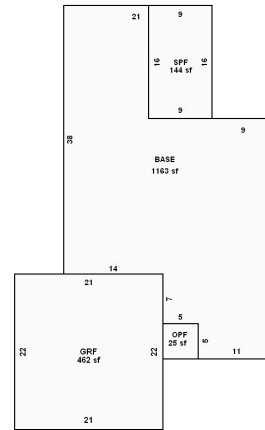
## Sales

Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
WARRANTY DEED	5/11/2023	\$339,900	10451/0504	Improved	Yes
WARRANTY DEED	9/1/2012	\$91,000	07866/1524	Improved	No
CERTIFICATE OF TITLE	8/1/2012	\$100	07830/0030	Improved	No
WARRANTY DEED	10/1/2005	\$220,000	06049/1714	Improved	Yes
WARRANTY DEED	5/1/1992	\$86,000	02431/0379	Improved	Yes
QUIT CLAIM DEED	11/1/1990	\$100	02245/0816	Improved	No
WARRANTY DEED	3/1/1987	\$71,100	01832/1938	Improved	Yes
WARRANTY DEED	11/1/1986	\$921,200	01798/0673	Vacant	No

## Land

Units	Rate	Assessed	Market
1 Lot	\$85,000/Lot	\$85,000	\$85,000

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1987/1997
Bed	2
Bath	2.0
Fixtures	7
Base Area (ft <sup>2</sup> )	1163
Total Area (ft <sup>2</sup> )	1794
Constuction	CB/STUCCO FINISH
Replacement Cost	\$211,843
Assessed	\$187,481



Sketch by Apex Draft

Building 1

\* Year Built = Actual / Effective

Appendages	
Description	Area (ft <sup>2</sup> )
GARAGE FINISHED	462
OPEN PORCH FINISHED	25
SCREEN PORCH FINISHED	144

Permits				
Permit #	Description	Value	CO Date	Permit Date
02969	894 E CHARING CROSS CIR: REROOF RESIDENTIAL- [GREENWOOD LAKES UNIT D-3A]	\$9,600		3/6/2020
00944	REMOVE 2 WALLS THAT WERE ADDED TO OPEN PORCH	\$50		2/8/2011
07331	SOLAR WATER HEATER	\$2,349		7/9/2008

Extra Features				
Description	Year Built	Units	Cost	Assessed
HOME-SOLAR HEATER	2008	1	\$0	\$0

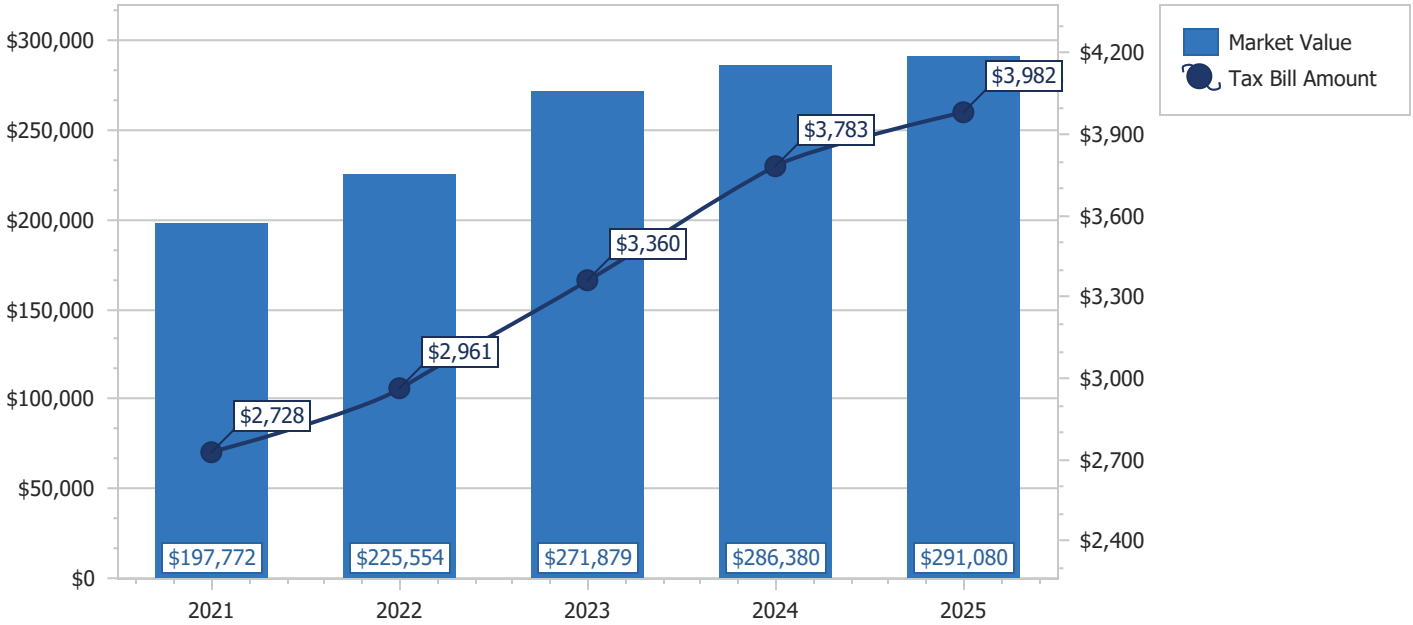
Zoning	
Zoning	PD
Description	Planned Development
Future Land Use	PD
Description	Planned Development

School Districts	
Elementary	Lake Mary
Middle	Greenwood Lakes
High	Lake Mary

Political Representation	
Commissioner	District 4 - Amy Lockhart
US Congress	District 7 - Cory Mills
State House	District 36 - Rachel Plakon
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 20

Utilities	
Fire Station #	Station: 36 Zone: 364
Power Company	DUKE
Phone (Analog)	AT&T
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	WED
Yard Waste	WED
Hauler #	Waste Pro

### Property Value History



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