



SEMINOLE COUNTY  
PLANNING & DEVELOPMENT DIVISION  
1101 EAST FIRST STREET, ROOM 2028  
SANFORD, FLORIDA 32771  
(407) 665-7371 EPLANDESK@SEMINOLECOUNTYFL.GOV

PROJ. #: 25-80000089

Received & Paid: 8/15/2025

## PRE-APPLICATION

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

### APPLICATION FEE

☒ PRE-APPLICATION \$50.00

### PROJECT

PROJECT NAME: Assisted Living Facility  
PARCEL ID #(S): 36-21-30-300-001B-0000  
TOTAL ACREAGE: 1.77 Acres. BCC DISTRICT: 1-DALLARI  
ZONING: A1 FUTURE LAND USE: LDR

### APPLICANT

NAME: KOMAL VAISH COMPANY:  
ADDRESS: 3025 LASISTOR ST  
CITY: ORLANDO STATE: FL ZIP: 32817  
PHONE: 540-908-7061 EMAIL: KCVAISH@YAHOO.COM

### CONSULTANT

NAME: KOMAL VAISH COMPANY:  
ADDRESS: 3025 LASISTOR ST  
CITY: ORLANDO STATE: FL ZIP: 32817  
PHONE: 540-908-7061 EMAIL: KcVaish@yahoo.com  
KCVAISH@YAHOO.COM

### PROPOSED DEVELOPMENT (CHECK ALL THAT APPLY)

☐ SUBDIVISION ☐ LAND USE AMENDMENT ☐ REZONE ☒ SITE PLAN ☐ SPECIAL EXCEPTION

Description of proposed development: 16-Room Assisted Living Facility  
Will Provide Proper Licensing.

### STAFF USE ONLY

COMMENTS DUE: 8/22/2025 COM DOC DUE: 8/28/2025 DRC MEETING: 9/3/2025

☒ PROPERTY APPRAISER SHEET ☐ PRIOR REVIEWS: Agenda: 8/29/2025

ZONING: A-1 FLU: LDR LOCATION: EAST OF TUSKAWILLA RD SOUTH OF PARKER CT  
W/S: SEMINOLE COUNTY BCC: 1-DALLARI

# **Proposal for 16-Room Assisted Living Facility**

**Location:** 2323 Tuskawilla Rd, Oviedo, FL 32765

**Prepared For:** Komal Vaish

## **1. Executive Summary**

This proposal outlines the conversion of the existing unfinished 10,000 sq ft residential structure at 2323 Tuskawilla Rd into a 16-room assisted living facility (ALF).

## **2. Project Vision**

To create a safe, comfortable, and nurturing home-like environment for seniors requiring assistance with daily living, while maintaining dignity and independence.



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## SCPA Appraisal Map

David Johnson, CFA  
Seminole County Property Appraiser  
Date: 8/15/2025

**DAVID JOHNSON, CFA**  
SEMINOLE COUNTY PROPERTY APPRAISER

**\*\* To CLOSE click the [X] in the right corner or anywhere outside the popup!**





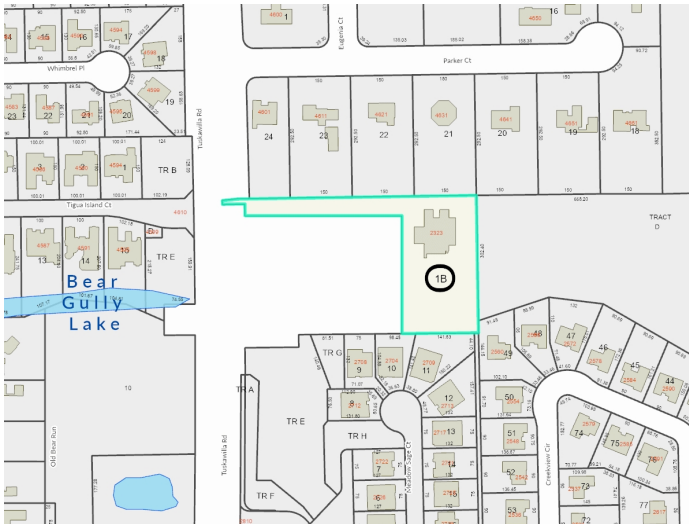
# Property Record Card



Parcel: **36-21-30-300-001B-0000**  
 Property Address: **2323 TUSKAWILLA RD OVIEDO, FL 32765**  
 Owners: **ASSET MANAGEMENT SERVICES OF AMERICA LLC**  
 2025 Market Value \$277,344 Assessed Value \$277,344 Taxable Value \$277,344  
 2024 Tax Bill \$3,604.66

The 10 Bed/11 Bath Single Family property is 9,938 SF and a lot size of 1.77 Acres

## Parcel Location



## Site View



362130300001B0000 02/23/2022

## Parcel Information

Parcel	36-21-30-300-001B-0000
Property Address	2323 TUSKAWILLA RD OVIEDO, FL 32765
Mailing Address	C/O SANCHEZ, JUAN 2323 TUSKAWILLA RD OVIEDO, FL 32765-8336
Subdivision	
Tax District	01:County Tax District
DOR Use Code	01:Single Family
Exemptions	None
AG Classification	No

## Value Summary

	2025 Working Values	2024 Certified Values
Valuation Method	Cost/Market	Cost/Market
Number of Buildings	1	1
Depreciated Building Value	\$76,044	\$74,894
Depreciated Other Features	\$0	\$0
Land Value (Market)	\$201,300	\$198,000
Land Value Agriculture	\$0	\$0
Just/Market Value	\$277,344	\$272,894
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	\$277,344	\$272,894

## 2024 Certified Tax Summary

Tax Amount w/o Exemptions	\$3,604.66
Tax Bill Amount	\$3,604.66
Tax Savings with Exemptions	\$0.00

Note: Does NOT INCLUDE Non Ad Valorem Assessments

## Owner(s)

Name - Ownership Type

ASSET MANAGEMENT SERVICES OF AMERICA LLC

## Legal Description

SEC 36 TWP 21S RGE 30E N 1/4 OF W 1/2 OF  
NE 1/4 OF NE 1/4 (LESS RD)

## Taxes

Taxing Authority	Assessed	Exempt Amount	Taxable
COUNTY GENERAL FUND	\$277,344	\$0	\$277,344
Schools	\$277,344	\$0	\$277,344
FIRE	\$277,344	\$0	\$277,344
ROAD DISTRICT	\$277,344	\$0	\$277,344
SJWM(Saint Johns Water Management)	\$277,344	\$0	\$277,344

## Sales

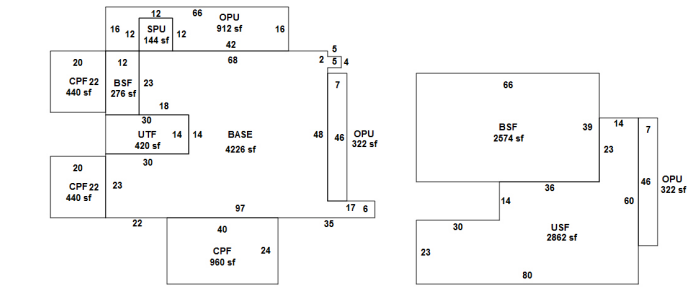
Deed Type	Date	Sale Amount	Book / Page	Sale Type	Qualified?
SPECIAL WARRANTY DEED	12/6/2021	\$290,000	10117/0514	Improved	Yes
CERTIFICATE OF TITLE	10/5/2021	\$100	10064/0982	Improved	No
QUIT CLAIM DEED	2/9/2019	\$100	09299/1362	Improved	No
SPECIAL WARRANTY DEED	10/1/2006	\$695,000	06468/1318	Improved	No
CERTIFICATE OF TITLE	4/1/2005	\$100	05683/0669	Improved	No
WARRANTY DEED	10/1/1995	\$395,000	02994/1195	Improved	Yes
ARTICLES OF AGREEMENT	1/1/1969	\$12,500	00743/0665	Vacant	No
ARTICLES OF AGREEMENT	1/1/1969	\$12,500	00740/0106	Vacant	No

## Land

Units	Rate	Assessed	Market
1.65 Acres	\$122,000/Acre	\$201,300	\$201,300

Building Information	
#	1
Use	SINGLE FAMILY
Year Built*	1974
Bed	10
Bath	11.0
Fixtures	35
Base Area (ft <sup>2</sup> )	4226
Total Area (ft <sup>2</sup> )	13898
Constuction	CB/STUCCO FINISH
Replacement Cost	\$108,634
Assessed	\$76,044

\* Year Built = Actual / Effective



Sketch by Aspen Sketch

Building 1

Appendages	
Description	Area (ft <sup>2</sup> )
BASE SEMI FINISHED	2574
BASE SEMI FINISHED	276
CARPORT FINISHED	440
CARPORT FINISHED	440
CARPORT FINISHED	960
OPEN PORCH UNFINISHED	322
OPEN PORCH UNFINISHED	322
OPEN PORCH UNFINISHED	912
SCREEN PORCH UNFINISHED	144
UPPER STORY FINISHED	2862
UTILITY FINISHED	420

Permits				
Permit #	Description	Value	CO Date	Permit Date
12044	2323 TUSKAWILLA RD: RES ALTERATIONS, NO CHANGE IN UNITS-SINGLE FAMILY HOUSE ***DRAWN***	\$275,000		7/10/2023
06412	2323 TUSKAWILLA RD: REROOF RESIDENTIAL-reroof	\$40,000		4/27/2023
01292	FIRE & SECURITY; WYNTER ASSISTED LIVING	\$4,900		3/1/1997
01714	PERMIT DOES NOT STATE WORK DESCRIPTION	\$3,000		3/1/1997

## Extra Features

Description	Year Built	Units	Cost	Assessed
COVERED PATIO 3	1980	1	\$0	\$0

## Zoning

Zoning	A-1
Description	Agricultural-1Ac
Future Land Use	LDR
Description	Low Density Residential

## School Districts

Elementary	Red Bug
Middle	Tuskawilla
High	Lake Howell

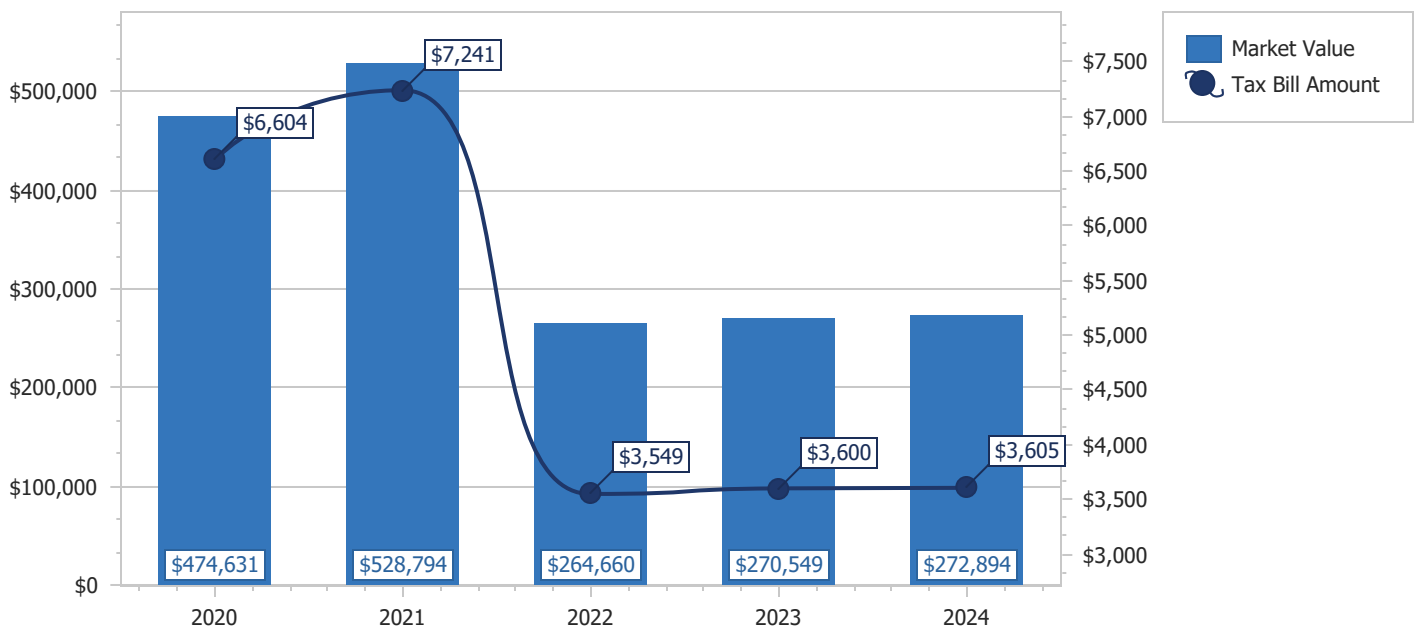
## Political Representation

Commissioner	District 1 - Bob Dallari
US Congress	District 7 - Cory Mills
State House	District 38 - David Smith
State Senate	District 10 - Jason Brodeur
Voting Precinct	Precinct 69

## Utilities

Fire Station #	Station: 27 Zone: 271
Power Company	DUKE
Phone (Analog)	CENTURY LINK
Water	Seminole County Utilities
Sewage	Seminole County Utilities
Garbage Pickup	TUE/FRI
Recycle	TUE
Yard Waste	WED
Hauler #	Waste Pro

## Property Value History







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8/15/25 SEMINOLE COUNTY GOVERNMENT - PROJECT FEES RECEIPT15:07:53  
PROJ # 25-80000089 RECEIPT # 0228065

OWNER:  
JOB ADDRESS: LOT #:

PRE APPLICATION	50.00	50.00	.00
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TOTAL FEES DUE.....:	50.00
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AMOUNT RECEIVED.....:	50.00
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\* DEPOSITS NON-REFUNDABLE \*  
\*\* THERE IS A PROCESSING FEE RETAINAGE FOR ALL REFUNDS \*\*

COLLECTED BY: DRSW01	BALANCE DUE.....:	.00
CHECK NUMBER.....:	000000001565	
CASH/CHECK AMOUNTS....:	50.00	
COLLECTED FROM:	KOMAL C VAISH	
DISTRIBUTION.....:	1 - COUNTY	2 - CUSTOMER
	3 -	4 - FINANCE