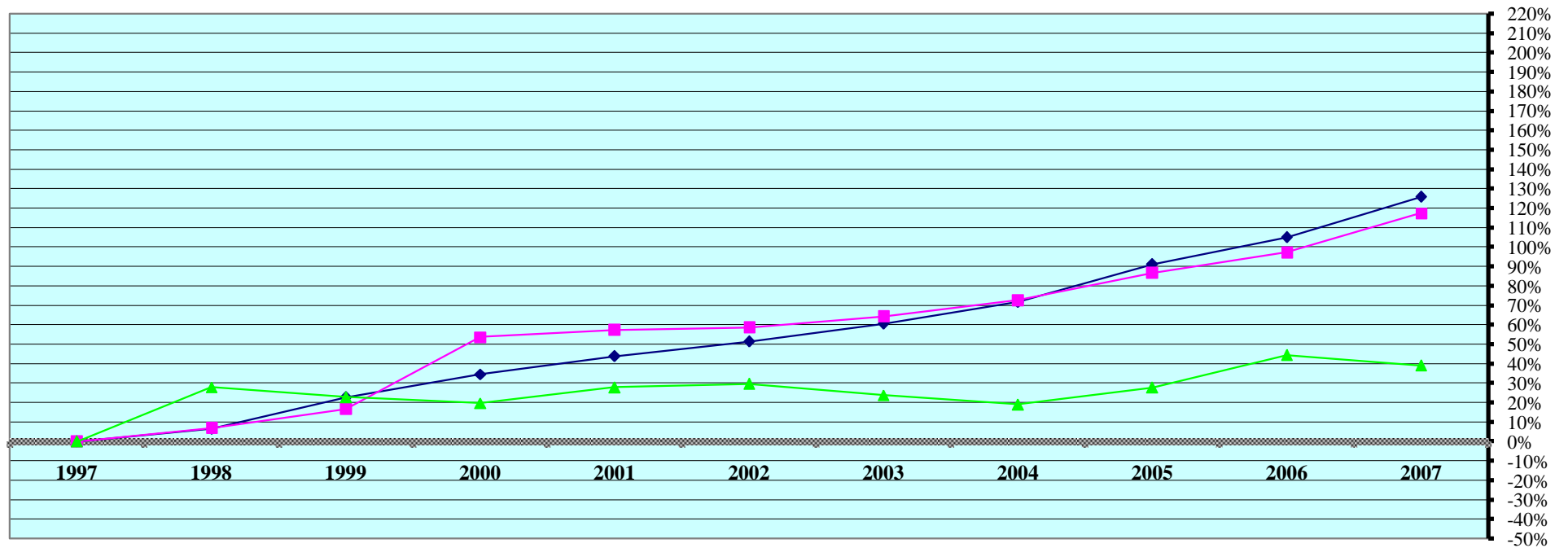


REAL PROPERTY VALUATIONS - Cumulative %Change 1997-2007



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
1997	9,928,449,875	--	--	--	4,248,417,215	--	--	--	65,423,540	--	--	--
1998	10,571,248,710	642,798,835	6.47%	6.47%	4,544,104,085	295,686,870	6.96%	6.96%	83,730,770	18,307,230	27.98%	27.98%
1999	12,188,592,655	1,617,343,945	15.30%	22.76%	4,958,217,255	414,113,170	9.11%	16.71%	80,346,620	-3,384,150	-4.04%	22.81%
2000	13,362,860,770	1,174,268,115	9.63%	34.59%	6,533,265,865	1,575,048,610	31.77%	53.78%	78,369,290	-1,977,330	-2.46%	19.79%
2001	14,287,992,020	925,131,250	6.92%	43.91%	6,687,318,400	154,052,535	2.36%	57.41%	83,658,715	5,289,425	6.75%	27.87%
2002	15,031,954,820	743,962,800	5.21%	51.40%	6,739,032,430	51,714,030	0.77%	58.62%	84,840,215	1,181,500	1.41%	29.68%
2003	15,931,822,450	899,867,630	5.99%	60.47%	6,981,076,800	242,044,370	3.59%	64.32%	81,056,895	-3,783,320	-4.46%	23.90%
2004	17,052,008,550	1,120,186,100	7.03%	71.75%	7,332,576,255	351,499,455	5.04%	72.60%	77,899,230	-3,157,665	-3.90%	19.07%
2005	18,976,828,875	1,924,820,325	11.29%	91.14%	7,929,487,575	596,911,320	8.14%	86.65%	83,577,171	5,677,941	7.29%	27.75%
2006	20,346,453,520	1,369,624,645	7.22%	104.93%	8,379,037,890	449,550,315	5.67%	97.23%	94,483,320	10,906,149	13.05%	44.42%
2007	22,417,078,212	2,070,624,692	10.18%	125.79%	9,237,086,214	858,048,324	10.24%	117.42%	91,057,850	-3,425,470	-3.63%	39.18%

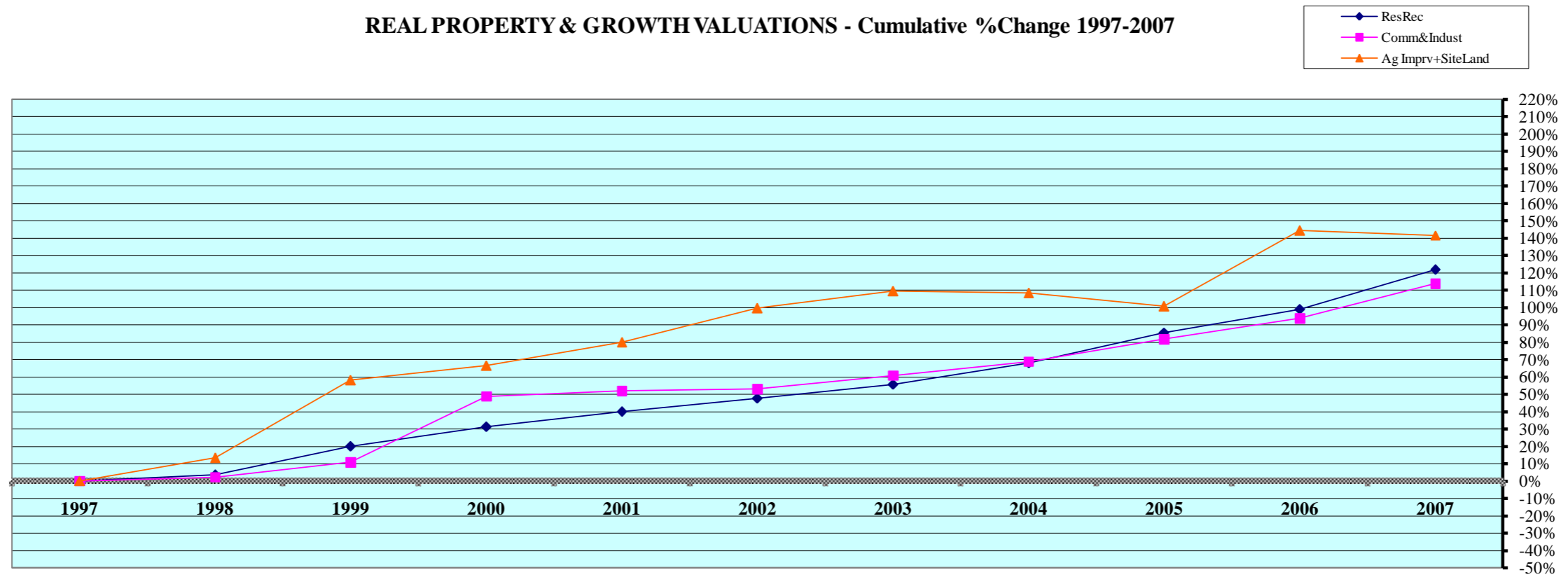
Rate Ann. %chg: Resid & Rec. 8.49% Comm & Indust 8.08% Agric. Land 3.36%

Cnty# 28
 County DOUGLAS

FL area 9

(1) Resid. & Recreat. excludes agdwll & farm homesite land; Comm. & Indust. excludes minerals; Agland includes irrigated, dry, grass, waste, & other agland, excludes farmsite land.
 Source: 1997 - 2007 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue Property Assessment Division Prepared as of 03/01/2008

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 1997-2007



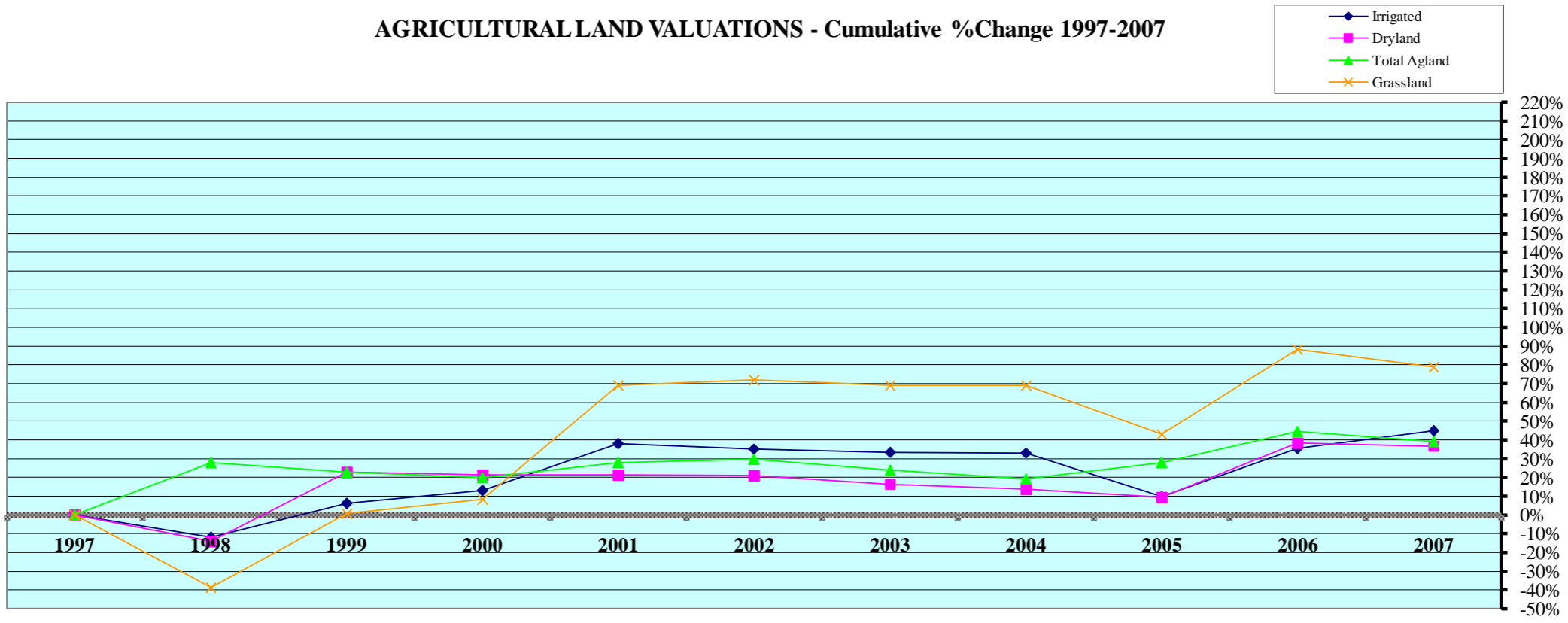
Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1997	9,928,449,875	282,978,200	2.85%	9,645,471,675	--	--	4,248,417,215	182,353,800	4.29%	4,066,063,415	--	--
1998	10,571,248,710	287,580,750	2.72%	10,283,667,960	3.58%	3.58%	4,544,104,085	202,986,820	4.47%	4,341,117,265	2.18%	2.18%
1999	12,188,592,655	295,997,000	2.43%	11,892,595,655	12.50%	19.78%	4,958,217,255	257,920,000	5.20%	4,700,297,255	3.44%	10.64%
2000	13,362,860,770	348,766,600	2.61%	13,014,094,170	6.77%	31.08%	6,533,265,865	212,694,500	3.26%	6,320,571,365	27.48%	48.77%
2001	14,287,992,020	410,370,080	2.87%	13,877,621,940	3.85%	39.78%	6,687,318,400	232,058,620	3.47%	6,455,259,780	-1.19%	51.95%
2002	15,031,954,820	383,098,985	2.55%	14,648,855,835	2.53%	47.54%	6,739,032,430	236,292,650	3.51%	6,502,739,780	-2.76%	53.06%
2003	15,931,822,450	478,898,100	3.01%	15,452,924,350	2.80%	55.64%	6,981,076,800	149,989,300	2.15%	6,831,087,500	1.37%	60.79%
2004	17,052,008,550	376,219,740	2.21%	16,675,788,810	4.67%	67.96%	7,332,576,255	159,872,365	2.18%	7,172,703,890	2.74%	68.83%
2005	18,976,828,875	553,788,570	2.92%	18,423,040,305	8.04%	85.56%	7,929,487,575	203,232,095	2.56%	7,726,255,480	5.37%	81.86%
2006	20,346,453,520	598,458,100	2.94%	19,747,995,420	4.06%	98.90%	8,379,037,890	151,738,800	1.81%	8,227,299,090	3.76%	93.66%
2007	22,417,078,212	404,034,222	1.80%	22,013,043,990	8.19%	121.72%	9,237,086,214	150,671,128	1.63%	9,086,415,086	8.44%	113.88%
Rate Ann%chg	8.49%		Resid & Rec. w/o growth			5.70%	8.08%		C & I w/o growth			5.08%

Tax Year	Ag Improvements & Site Land ⁽¹⁾						Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agdwell & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth		
1997	40,642,225	9,442,935	50,085,160	2,629,000	5.25%	47,456,160	--	--
1998	49,226,665	9,030,165	58,256,830	1,480,400	2.54%	56,776,430	13.36%	13.36%
1999	71,415,075	12,006,165	83,421,240	4,192,400	5.03%	79,228,840	36.00%	58.19%
2000	75,789,440	11,814,220	87,603,660	4,255,300	4.86%	83,348,360	-0.09%	66.41%
2001	83,098,840	16,356,005	99,454,845	9,318,320	9.37%	90,136,525	2.89%	79.97%
2002	87,564,330	16,380,180	103,944,510	3,929,370	3.78%	100,015,140	0.56%	99.69%
2003	94,264,725	16,004,930	110,269,655	5,436,700	4.93%	104,832,955	0.85%	109.31%
2004	88,881,960	15,491,240	104,373,200	0	0.00%	104,373,200	-5.35%	108.39%
2005	90,332,969	14,712,800	105,045,769	4,607,500	4.39%	100,438,269	-3.77%	100.53%
2006	107,335,115	15,063,555	122,398,670	0	0.00%	122,398,670	16.52%	144.38%
2007	108,435,705	14,149,820	122,585,525	1,582,740	1.29%	121,002,785	-1.14%	141.59%
Rate Ann%chg	10.31%	4.13%	9.36%	Ag Imprv+Site w/o growth		5.98%		

(1) Resid. & Recreat. excludes agdwell & farm homesite land; Comm. & Indust. excludes minerals; Agland includes irrigated, dry, grass, waste & other agland, excludes farmsite land. Real Prop Growth = value attributable to new construction, additions to existing buildings, and any improvements for real property which increase the value of such property.

Sources:
Value; 1997 - 2007 CTL
Growth Value; 1997-2007 Abstract of Asmnt Rpt.
NE Dept. of Revenue Property Assessment Division
Prepared as of 03/01/2008

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1997-2007



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
1997	11,098,330	--	--	--	50,143,600	--	--	--	2,234,740	--	--	--
1998	9,786,000	-1,312,330	-11.82%	-11.82%	43,035,970	-7,107,630	-14.17%	-14.17%	1,371,120	-863,620	-38.65%	-38.65%
1999	11,785,060	1,999,060	20.43%	6.19%	61,531,100	18,495,130	42.98%	22.71%	2,252,800	881,680	64.30%	0.81%
2000	12,543,250	758,190	6.43%	13.02%	60,891,470	-639,630	-1.04%	21.43%	2,421,670	168,870	7.50%	8.36%
2001	15,315,560	2,772,310	22.10%	38.00%	60,873,930	-17,540	-0.03%	21.40%	3,779,200	1,357,530	56.06%	69.11%
2002	15,018,800	-296,760	-1.94%	35.32%	60,744,680	-129,250	-0.21%	21.14%	3,846,330	67,130	1.78%	72.12%
2003	14,809,170	-209,630	-1.40%	33.44%	58,413,025	-2,331,655	-3.84%	16.49%	3,781,300	-65,030	-1.69%	69.21%
2004	14,775,830	-33,340	-0.23%	33.14%	57,065,560	-1,347,465	-2.31%	13.80%	3,778,230	-3,070	-0.08%	69.07%
2005	12,205,560	-2,570,270	-17.40%	9.98%	54,813,915	-2,251,645	-3.95%	9.31%	3,199,300	-578,930	-15.32%	43.16%
2006	15,030,940	2,825,380	23.15%	35.43%	69,443,890	14,629,975	26.69%	38.49%	4,205,580	1,006,280	31.45%	88.19%
2007	16,069,965	1,039,025	6.91%	44.80%	68,546,640	-897,250	-1.29%	36.70%	3,996,920	-208,660	-4.96%	78.85%

Rate Ann.%chg: Irrigated **3.77%** Dryland **3.18%** Grassland **5.99%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
1997	--	--	--	--	1,946,870	--	--	--	65,423,540	--	--	--
1998	--	--	--	--	29,537,680	27,590,810	1417.19%	1417.19%	83,730,770	18,307,230	27.98%	27.98%
1999	--	--	--	--	4,777,660	-24,760,020	-83.83%	145.40%	80,346,620	-3,384,150	-4.04%	22.81%
2000	--	--	--	--	2,512,900	-2,264,760	-47.40%	29.07%	78,369,290	-1,977,330	-2.46%	19.79%
2001	--	--	--	--	3,690,025	1,177,125	46.84%	89.54%	83,658,715	5,289,425	6.75%	27.87%
2002	--	--	--	--	5,230,405	1,540,380	41.74%	168.66%	84,840,215	1,181,500	1.41%	29.68%
2003	98,170	n/a	n/a	n/a	3,955,230	n/a	n/a	n/a	81,056,895	-3,783,320	-4.46%	23.90%
2004	95,500	-2,670	-2.72%	-2.72%	2,184,110	-1,771,120	-44.78%	-44.78%	77,899,230	-3,157,665	-3.90%	19.07%
2005	81,850	-13,650	-14.29%	-16.62%	13,276,546	11,092,436	507.87%	235.67%	83,577,171	5,677,941	7.29%	27.75%
2006	90,390	8,540	10.43%	-7.93%	5,712,520	-7,564,026	-56.97%	44.43%	94,483,320	10,906,149	13.05%	44.42%
2007	101,130	10,740	11.88%	3.02%	2,343,195	-3,369,325	-58.98%	-40.76%	91,057,850	-3,425,470	-3.63%	39.18%

Cnty# **28** County **DOUGLAS** FL area **9** Rate Ann.%chg: Total Agric Land **3.36%**

(1) Prior to 2003, waste land data was reported with other agland due to CTL reporting form structure; Beginning 2003 waste land isolated from other agland.
 Source: 1997 - 2007 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue Property Assessment Division Prepared as of 03/01/2008

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 1997-2007 (from Abstracts)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1997	11,255,090	11,256	1,000	--	--	50,859,750	69,579	731	--	--	2,305,280	9,453	244	--	--
1998	12,145,550	11,081	1,096	9.60%	9.60%	65,775,870	68,796	956	30.78%	30.78%	2,270,260	9,342	243	-0.41%	-0.41%
1999	11,997,050	10,966	1,094	-0.18%	9.40%	63,358,410	66,317	955	-0.10%	30.64%	2,301,460	9,486	243	0.00%	-0.41%
2000	12,723,790	10,954	1,162	6.22%	16.20%	63,035,410	64,809	973	1.88%	33.11%	1,802,390	6,006	300	23.46%	22.95%
2001	15,501,680	11,008	1,408	21.17%	40.80%	61,692,600	63,469	972	-0.10%	32.97%	3,012,420	6,104	494	64.67%	102.46%
2002	15,243,660	10,829	1,408	0.00%	40.80%	60,728,040	62,442	973	0.10%	33.11%	3,141,540	6,357	494	0.00%	102.46%
2003	14,954,590	10,632	1,407	-0.07%	40.70%	60,539,200	62,261	972	-0.10%	32.97%	3,157,140	6,384	495	0.20%	102.87%
2004	14,761,230	10,498	1,406	-0.06%	40.62%	58,663,300	60,246	974	0.18%	33.20%	3,118,950	6,312	494	-0.18%	102.50%
2005	13,708,120	10,490	1,307	-7.07%	30.68%	64,344,545	57,776	1,114	14.37%	52.35%	3,105,300	6,298	493	-0.20%	102.09%
2006	15,891,722	10,684	1,487	13.83%	48.75%	72,939,623	55,435	1,316	18.14%	79.99%	3,767,946	6,282	600	21.63%	145.80%
2007	16,219,648	10,881	1,491	0.21%	49.06%	67,701,547	51,293	1,320	0.32%	80.56%	3,030,820	4,945	613	2.19%	151.19%

Rate Ann.%chg AvgVal/Acre:

4.07%

6.09%

9.65%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
1997						1,000,380	5,060	198	--		65,420,500	95,349	686	--	--
1998						102,000	4,029	25	-87.37%		80,293,680	93,248	861	25.51%	25.51%
1999						481,920	4,772	101	304.00%		78,138,840	91,541	854	-0.81%	24.49%
2000						2,698,440	8,356	323	219.80%		80,260,030	90,125	891	4.33%	29.88%
2001						4,263,300	8,068	528	63.47%		84,470,000	88,649	953	6.96%	38.92%
2002						4,258,720	4,586	929	75.95%		83,371,960	84,214	990	3.88%	44.31%
2003	101,200	3,999	25	n/a	n/a	4,561,590	3,815	1,196	n/a	n/a	83,313,720	87,091	957	-3.33%	39.50%
2004	98,180	3,888	25	1.01%	n/a	2,930,080	3,794	772	-35.43%	n/a	79,571,740	84,738	939	-1.88%	36.88%
2005	98,080	3,876	25	0.21%	n/a	7,694,380	3,879	1,983	156.85%	n/a	88,950,425	82,318	1,081	15.07%	57.52%
2006	95,577	3,672	26	2.84%	n/a	1,866,105	4,020	464	-76.59%	n/a	94,560,973	80,094	1,181	9.26%	72.10%
2007	86,393	3,226	27	2.91%	n/a	1,892,943	3,774	502	8.05%	n/a	88,931,351	74,118	1,200	1.63%	74.91%

28
DOUGLAS

FL area **9**

Rate Ann.%chg AvgVal/Acre:

5.75%

(1) Valuations on Abstracts vs CTL will vary due to different reporting dates (2) Prior to 2003, waste land data was reported with other agland; Beginning 2003 waste land isolated from other agland
source: 1997 - 2007 Abstracts Agland Assessment Level 80% for 1997-2006; 75% for 2007 NE Dept. of Revenue Property Assessment Division Prepared as of 03/01/2008

