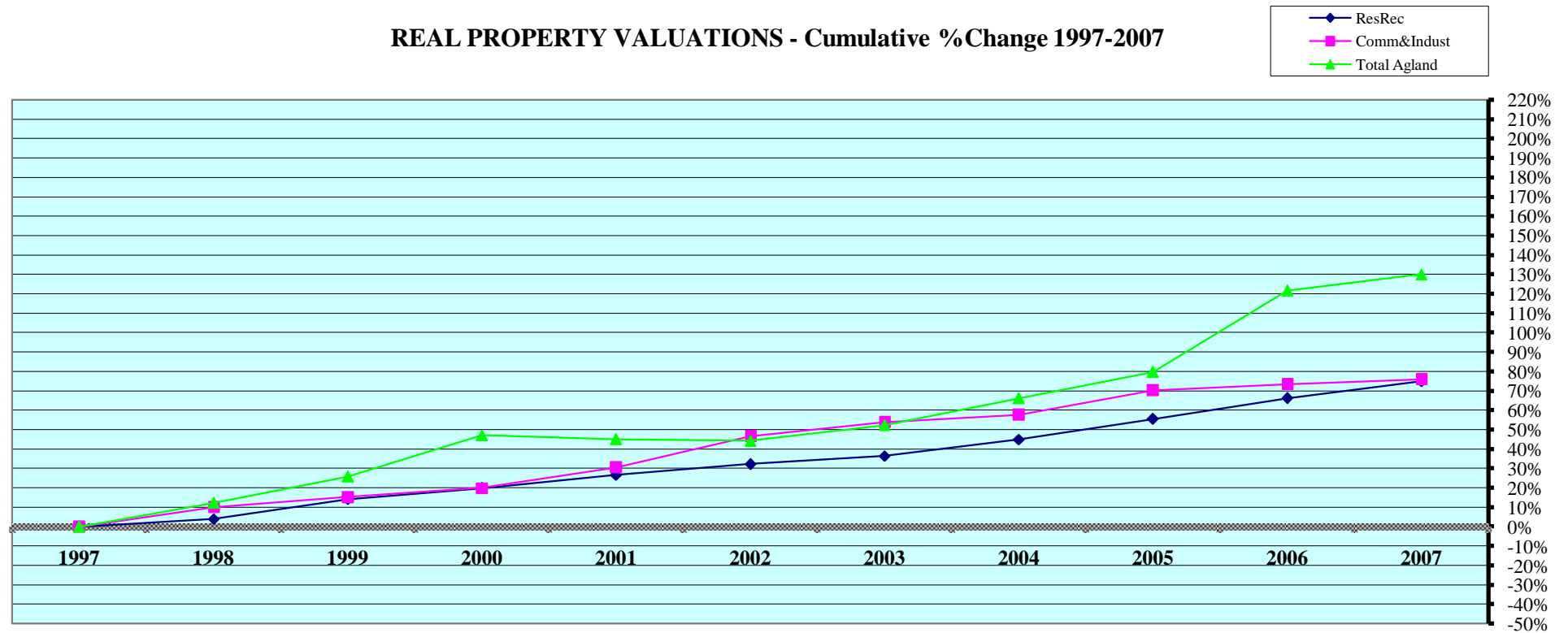


REAL PROPERTY VALUATIONS - Cumulative %Change 1997-2007



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	556,522,400	--	--	--	263,941,253	--	--	--	212,451,263	--	--	--
1998	578,701,086	22,178,686	3.99%	3.99%	290,672,720	26,731,467	10.13%	10.13%	238,729,374	26,278,111	12.37%	12.37%
1999	635,651,263	56,950,177	9.84%	14.22%	304,261,366	13,588,646	4.67%	15.28%	267,252,309	28,522,935	11.95%	25.79%
2000	666,896,030	31,244,767	4.92%	19.83%	316,984,487	12,723,121	4.18%	20.10%	312,703,674	45,451,365	17.01%	47.19%
2001	705,152,531	38,256,501	5.74%	26.71%	344,650,367	27,665,880	8.73%	30.58%	308,241,579	-4,462,095	-1.43%	45.09%
2002	736,178,100	31,025,569	4.40%	32.28%	387,013,533	42,363,166	12.29%	46.63%	306,499,276	-1,742,303	-0.57%	44.27%
2003	759,502,577	23,324,477	3.17%	36.47%	406,367,403	19,353,870	5.00%	53.96%	323,506,205	17,006,929	5.55%	52.27%
2004	807,037,793	47,535,216	6.26%	45.01%	416,360,513	9,993,110	2.46%	57.75%	353,081,870	29,575,665	9.14%	66.19%
2005	865,476,711	58,438,918	7.24%	55.52%	449,441,358	33,080,845	7.95%	70.28%	382,016,666	28,934,796	8.19%	79.81%
2006	925,426,948	59,950,237	6.93%	66.29%	457,736,456	8,295,098	1.85%	73.42%	471,031,202	89,014,536	23.30%	121.71%
2007	973,277,373	47,850,425	5.17%	74.89%	464,471,739	6,735,283	1.47%	75.98%	488,768,369	17,737,167	3.77%	130.06%

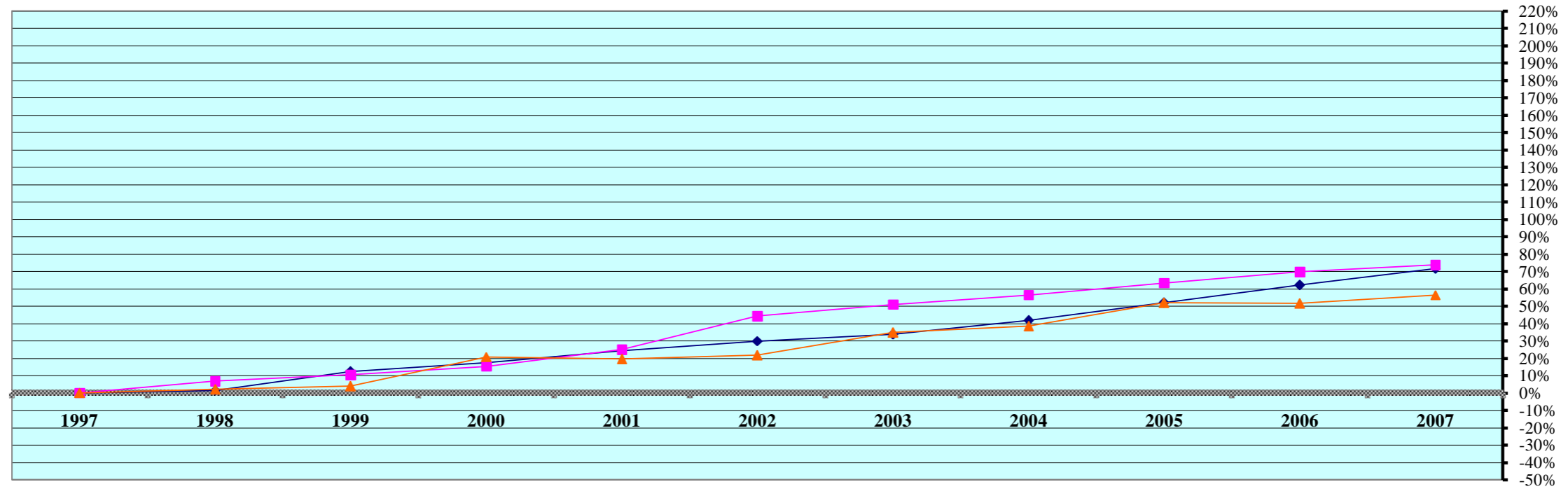
Rate Ann. %chg: Resid & Rec. 5.75% Comm & Indust 5.81% Agric. Land 8.69%

Cnty# 59
 County MADISON

FL area 6

(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



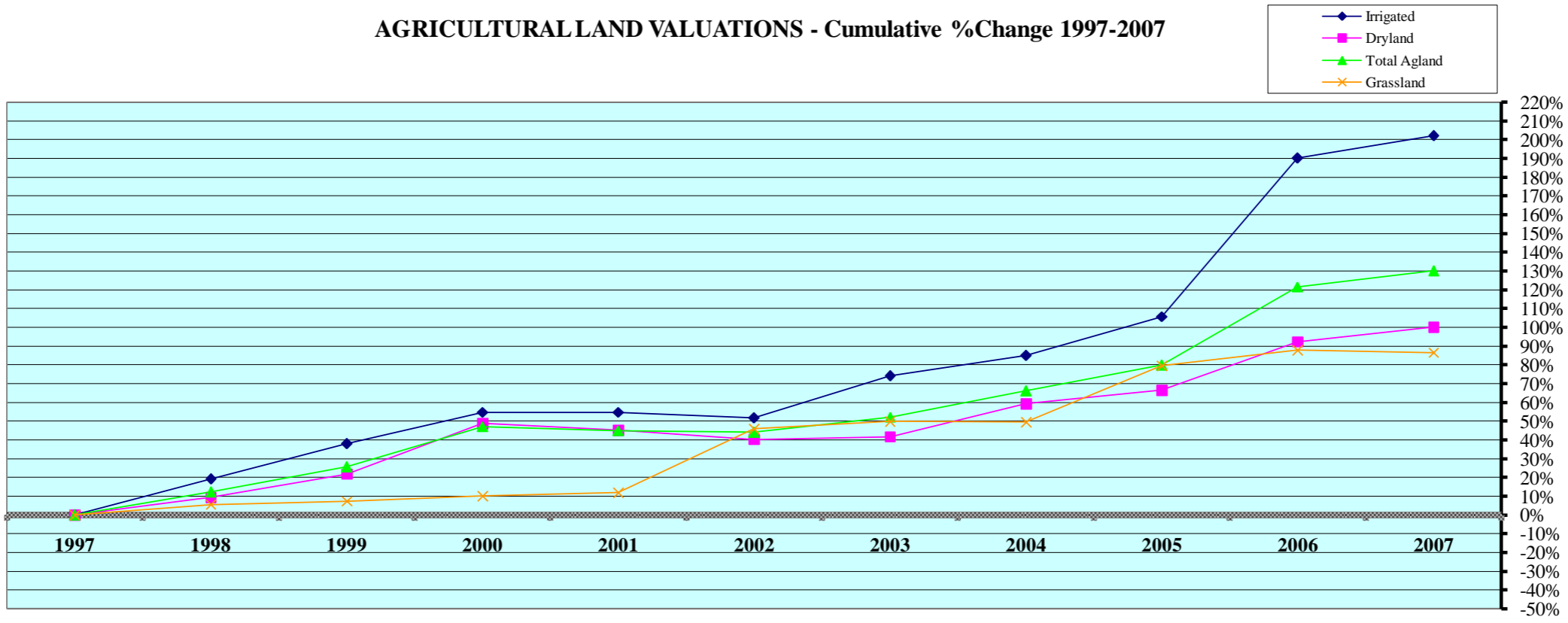
Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1997	556,522,400	14,301,951	2.57%	542,220,449	--	--	263,941,253	9,520,803	3.61%	254,420,450	--	--
1998	578,701,086	13,854,035	2.39%	564,847,051	1.50%	1.50%	290,672,720	9,048,352	3.11%	281,624,368	6.70%	6.70%
1999	635,651,263	11,139,958	1.75%	624,511,305	7.92%	12.22%	304,261,366	13,197,375	4.34%	291,063,991	0.13%	10.28%
2000	666,896,030	14,462,111	2.17%	652,433,919	2.64%	17.23%	316,984,487	12,622,471	3.98%	304,362,016	0.03%	15.31%
2001	705,152,531	14,491,672	2.06%	690,660,859	3.56%	24.10%	344,650,367	14,959,464	4.34%	329,690,903	4.01%	24.91%
2002	736,178,100	13,492,253	1.83%	722,685,847	2.49%	29.86%	387,013,533	6,287,966	1.62%	380,725,567	10.47%	44.25%
2003	759,502,577	15,386,238	2.03%	744,116,339	1.08%	33.71%	406,367,403	7,755,588	1.91%	398,611,815	3.00%	51.02%
2004	807,037,793	19,001,939	2.35%	788,035,854	3.76%	41.60%	416,360,513	3,416,950	0.82%	412,943,563	1.62%	56.45%
2005	865,476,711	20,521,531	2.37%	844,955,180	4.70%	51.83%	449,441,358	18,272,464	4.07%	431,168,894	3.56%	63.36%
2006	925,426,948	24,104,323	2.60%	901,322,625	4.14%	61.96%	457,736,456	9,628,042	2.10%	448,108,414	-0.30%	69.78%
2007	973,277,373	18,193,255	1.87%	955,084,118	3.20%	71.62%	464,471,739	5,676,836	1.22%	458,794,903	0.23%	73.82%
Rate Ann%chg	5.75%		Resid & Rec. w/o growth			3.50%	5.81%		C & I w/o growth			2.94%

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		
1997	26,359,981	25,877,517	52,237,498	1,184,855	2.27%	--	--
1998	23,231,080	31,186,576	54,417,656	1,054,898	1.94%	2.15%	2.15%
1999	24,327,102	31,604,128	55,931,230	1,693,822	3.03%	-0.33%	3.83%
2000	48,786,368	15,498,227	64,284,595	1,203,035	1.87%	12.78%	20.76%
2001	37,467,732	25,847,106	63,314,838	950,597	1.50%	-2.99%	19.39%
2002	37,933,477	27,304,720	65,238,197	1,613,334	2.47%	0.49%	21.80%
2003	45,392,006	26,731,302	72,123,308	1,712,264	2.37%	7.93%	34.79%
2004	46,135,316	27,465,235	73,600,551	1,318,062	1.79%	0.22%	38.37%
2005	52,233,363	28,146,707	80,380,070	1,028,579	1.28%	7.81%	51.91%
2006	52,084,637	28,416,247	80,500,884	1,372,334	1.70%	-1.56%	51.48%
2007	54,882,118	29,176,063	84,058,181	2,323,689	2.76%	1.53%	56.47%
Rate Ann%chg	7.61%	1.21%	4.87%	Ag Imprv+Site w/o growth		2.80%	

(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	63,982,841	--	--	--	129,447,968	--	--	--	18,847,685	--	--	--
1998	76,253,787	12,270,946	19.18%	19.18%	141,640,665	12,192,697	9.42%	9.42%	19,915,877	1,068,192	5.67%	5.67%
1999	88,312,948	12,059,161	15.81%	38.03%	157,827,244	16,186,579	11.43%	21.92%	20,245,237	329,360	1.65%	7.41%
2000	99,036,278	10,723,330	12.14%	54.79%	192,713,750	34,886,506	22.10%	48.87%	20,775,646	530,409	2.62%	10.23%
2001	99,053,300	17,022	0.02%	54.81%	187,916,557	-4,797,193	-2.49%	45.17%	21,090,559	314,913	1.52%	11.90%
2002	97,110,439	-1,942,861	-1.96%	51.78%	181,692,689	-6,223,868	-3.31%	40.36%	27,512,812	6,422,253	30.45%	45.97%
2003	111,457,264	14,346,825	14.77%	74.20%	183,590,091	1,897,402	1.04%	41.83%	28,275,080	762,268	2.77%	50.02%
2004	118,374,154	6,916,890	6.21%	85.01%	206,283,126	22,693,035	12.36%	59.36%	28,169,878	-105,202	-0.37%	49.46%
2005	131,662,761	13,288,607	11.23%	105.78%	215,649,749	9,366,623	4.54%	66.59%	33,845,816	5,675,938	20.15%	79.58%
2006	185,613,069	53,950,308	40.98%	190.10%	249,094,490	33,444,741	15.51%	92.43%	35,421,732	1,575,916	4.66%	87.94%
2007	193,387,913	7,774,844	4.19%	202.25%	259,289,951	10,195,461	4.09%	100.30%	35,179,185	-242,547	-0.68%	86.65%

Rate Ann.%chg: Irrigated **11.70%** Dryland **7.19%** Grassland **6.44%**

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		--	--	--	172,769	--	--	--	212,451,263	--	--	--
1998		--	--	--	919,045	746,276	431.95%	431.95%	238,729,374	26,278,111	12.37%	12.37%
1999		--	--	--	866,880	-52,165	-5.68%	401.76%	267,252,309	28,522,935	11.95%	25.79%
2000		--	--	--	178,000	-688,880	-79.47%	3.03%	312,703,674	45,451,365	17.01%	47.19%
2001		--	--	--	181,163	3,163	1.78%	4.86%	308,241,579	-4,462,095	-1.43%	45.09%
2002		--	--	--	183,336	2,173	1.20%	6.12%	306,499,276	-1,742,303	-0.57%	44.27%
2003	106,820	n/a	n/a	n/a	76,950	n/a	n/a	n/a	323,506,205	17,006,929	5.55%	52.27%
2004	178,278	71,458	66.90%	66.90%	76,434	-516	-0.67%	-0.67%	353,081,870	29,575,665	9.14%	66.19%
2005	358,056	179,778	100.84%	235.20%	500,284	423,850	554.53%	550.14%	382,016,666	28,934,796	8.19%	79.81%
2006	377,969	19,913	5.56%	253.84%	523,942	23,658	4.73%	580.89%	471,031,202	89,014,536	23.30%	121.71%
2007	419,341	41,372	10.95%	292.57%	491,979	-31,963	-6.10%	539.35%	488,768,369	17,737,167	3.77%	130.06%

Cnty# **59** County **MADISON** FL area **6** Rate Ann.%chg: Total Agric Land **8.69%**

(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	63,983,853	80,665	793	--	--	129,662,481	188,315	689	--	--	18,927,985	54,113	350	--	--
1998	72,723,357	80,859	899	13.37%	13.37%	144,240,010	188,026	767	11.32%	11.32%	20,275,229	49,748	408	16.57%	16.57%
1999	88,525,779	87,506	1,012	12.57%	27.62%	157,802,906	182,346	865	12.78%	25.54%	20,231,370	49,188	411	0.74%	17.43%
2000	99,340,682	88,810	1,119	10.57%	41.11%	192,776,876	184,056	1,047	21.04%	51.96%	20,756,127	53,034	391	-4.87%	11.71%
2001	99,303,832	90,220	1,101	-1.61%	38.84%	187,834,764	183,623	1,023	-2.29%	48.48%	21,106,100	53,822	392	0.26%	12.00%
2002	97,315,035	91,536	1,063	-3.45%	34.05%	182,028,134	179,134	1,016	-0.68%	47.46%	27,340,030	53,757	509	29.85%	45.43%
2003	111,610,919	92,450	1,207	13.55%	52.21%	183,729,915	177,904	1,033	1.67%	49.93%	28,089,908	53,826	522	2.55%	49.14%
2004	118,434,938	94,623	1,252	3.70%	57.84%	206,613,882	175,543	1,177	13.94%	70.83%	28,064,950	53,862	521	-0.18%	48.87%
2005	131,676,768	98,393	1,338	6.92%	68.76%	215,759,003	172,024	1,254	6.56%	82.04%	33,931,853	53,319	636	22.14%	81.83%
2006	184,221,363	102,682	1,794	34.06%	126.24%	250,223,961	168,411	1,486	18.46%	115.64%	35,467,805	51,980	682	7.22%	94.95%
2007	193,480,470	105,228	1,839	2.48%	131.86%	259,288,867	165,910	1,563	5.18%	126.83%	35,276,124	51,719	682	-0.04%	94.88%

Rate Ann.%chg AvgVal/Acre:

8.77%

8.53%

6.90%

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						172,767	5,764	30	--		212,747,086	328,857	647	--	--
1998						920,720	10,013	92	206.67%		238,159,316	328,645	725	12.06%	12.06%
1999						864,172	10,579	82	-10.87%		267,424,227	329,618	811	11.86%	25.35%
2000						177,549	5,824	30	-63.41%		313,051,234	331,724	944	16.40%	45.90%
2001						186,832	5,992	31	3.33%		308,431,528	333,657	924	-2.12%	42.81%
2002						181,124	6,009	30	-3.23%		306,864,323	330,437	929	0.54%	43.59%
2003	106,439	3,548	30	n/a	n/a	76,932	2,536	30	n/a	n/a	323,614,113	330,264	980	5.49%	51.47%
2004	177,422	3,548	50	66.68%	n/a	75,504	2,518	30	-0.04%	n/a	353,366,696	330,094	1,071	9.24%	65.46%
2005	358,176	3,582	100	99.99%	n/a	499,466	2,498	200	566.65%	n/a	382,225,266	329,816	1,159	8.26%	79.12%
2006	376,074	3,598	105	4.53%	n/a	525,483	2,480	212	5.98%	n/a	470,814,686	329,151	1,430	23.43%	121.08%
2007	416,175	3,609	115	10.31%	n/a	491,940	2,461	200	-5.64%	n/a	488,953,576	328,928	1,487	3.92%	129.75%

59
MADISON

FL area **6**

Rate Ann.%chg AvgVal/Acre:

8.67%

(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

2007 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
35,226	MADISON	135,781,621	17,366,360	10,871,460	973,202,504	419,230,902	45,240,837	74,869	488,768,369	54,882,118	29,176,063	0	2,174,595,103
cnty sector value % of total value:		6.24%	0.80%	0.50%	44.75%	19.28%	2.08%	0.00%	22.48%	2.52%	1.34%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,158	BATTLE CREEK	495,444	441,039	29,758	36,533,890	3,535,207	0	0	0	0	0	0	41,035,338
3.29%	%sector of county sector	0.36%	2.54%	0.27%	3.75%	0.84%							1.89%
	%sector of municipality	1.21%	1.07%	0.07%	89.03%	8.62%							100.00%
2,367	MADISON	1,092,760	862,764	347,323	38,126,583	7,351,746	259,670	0	33,608	0	15,696	0	48,090,150
6.72%	%sector of county sector	0.80%	4.97%	3.19%	3.92%	1.75%	0.57%		0.01%		0.05%		2.21%
	%sector of municipality	2.27%	1.79%	0.72%	79.28%	15.29%	0.54%		0.07%		0.03%		100.00%
311	MEADOW GROVE	104,311	306,808	40,079	5,371,510	380,890	0	0	0	0	123,108	0	6,326,706
0.88%	%sector of county sector	0.08%	1.77%	0.37%	0.55%	0.09%					0.42%		0.29%
	%sector of municipality	1.65%	4.85%	0.63%	84.90%	6.02%					1.95%		100.00%
797	NEWMAN GROVE *	449,322	262,795	16,833	11,073,334	2,716,201	0	0	0	0	0	0	14,518,485
2.26%	%sector of county sector	0.33%	1.51%	0.15%	1.14%	0.65%							0.67%
	%sector of municipality	3.09%	1.81%	0.12%	76.27%	18.71%							100.00%
23,582	NORFOLK	32,799,739	9,764,814	3,900,883	699,936,937	343,876,820	6,075,332	0	270,321	7,070	157,164	0	1,096,789,080
66.94%	%sector of county sector	24.16%	56.23%	35.88%	71.92%	82.03%	13.43%		0.06%	0.01%	0.54%		50.44%
	%sector of municipality	2.99%	0.89%	0.36%	63.82%	31.35%	0.55%		0.02%	0.00%	0.01%		100.00%
1,078	TILDEN *	560,262	241,319	17,271	12,614,549	1,735,451	0	0	20,844	0	0	0	15,189,696
3.06%	%sector of county sector	0.41%	1.39%	0.16%	1.30%	0.41%			0.00%				0.70%
	%sector of municipality	3.69%	1.59%	0.11%	83.05%	11.43%			0.14%				100.00%
	*Population displayed for Newman Grove is for the total municipality which is located in #59 Madison & #71 Platte Counties.												
	*Valuation displayed for Newman Grove is for the portion located within #59 Madison County.												
	**Population displayed for Tilden is for the total municipality which is located in #02 Antelope & 59 Madison Counties.												
	**Valuation displayed for Tilden is for the portion located within #59 Madison County.												
29,293	Total Municipalities	35,501,838	11,879,539	4,352,147	803,656,803	359,596,315	6,335,002	0	324,773	7,070	295,968	0	1,221,949,455
83.16%	%all municip.sect of cnty	26.15%	68.41%	40.03%	82.58%	85.78%	14.00%		0.07%	0.01%	1.01%		56.19%

Cnty# **59** County **MADISON**

Sources: 2007 Certificate of Taxes Levied CTL, 2000 US Census; Dec2007 Municipality Pop. per Research Division Dept. of Revenue Property Assessment Division Prepared as of 03/01/2008
 FL area **6**