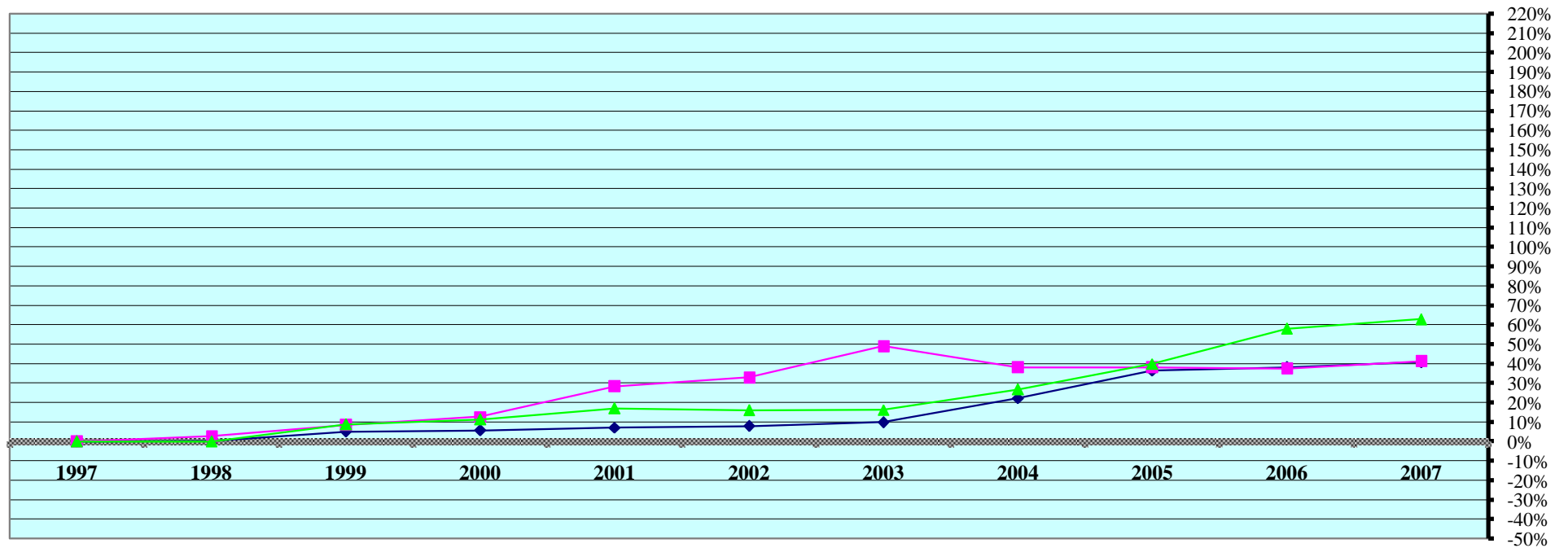


REAL PROPERTY VALUATIONS - Cumulative %Change 1997-2007



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	37,219,120	--	--	--	12,938,335	--	--	--	160,043,595	--	--	--
1998	37,287,300	68,180	0.18%	0.18%	13,281,725	343,390	2.65%	2.65%	160,196,150	152,555	0.10%	0.10%
1999	39,089,060	1,801,760	4.83%	5.02%	14,039,460	757,735	5.71%	8.51%	174,098,210	13,902,060	8.68%	8.78%
2000	39,353,605	264,545	0.68%	5.73%	14,591,350	551,890	3.93%	12.78%	178,305,605	4,207,395	2.42%	11.41%
2001	39,873,390	519,785	1.32%	7.13%	16,614,475	2,023,125	13.87%	28.41%	187,376,200	9,070,595	5.09%	17.08%
2002	40,145,865	272,475	0.68%	7.86%	17,199,465	584,990	3.52%	32.93%	185,923,665	-1,452,535	-0.78%	16.17%
2003	40,897,765	751,900	1.87%	9.88%	19,280,325	2,080,860	12.10%	49.02%	186,114,445	190,780	0.10%	16.29%
2004	45,508,535	4,610,770	11.27%	22.27%	17,878,010	-1,402,315	-7.27%	38.18%	203,048,565	16,934,120	9.10%	26.87%
2005	50,798,100	5,289,565	11.62%	36.48%	17,885,485	7,475	0.04%	38.24%	223,931,375	20,882,810	10.28%	39.92%
2006	51,431,400	633,300	1.25%	38.19%	17,790,535	-94,950	-0.53%	37.50%	252,952,930	29,021,555	12.96%	58.05%
2007	52,391,220	959,820	1.87%	40.76%	18,276,075	485,540	2.73%	41.26%	260,681,465	7,728,535	3.06%	62.88%

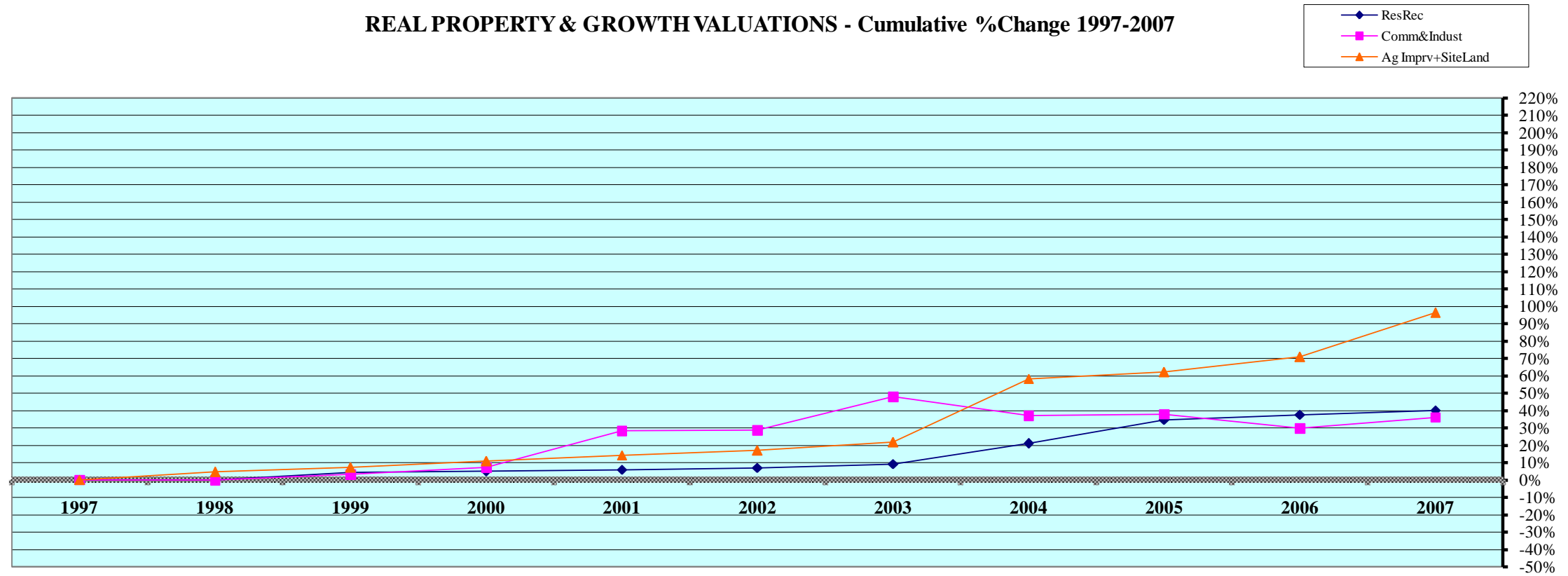
Rate Ann. %chg: Resid & Rec. **3.48%** Comm & Indust **3.51%** Agric. Land **5.00%**

Cnty# **65**
County **NUCKOLLS**

FL area **7**

(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



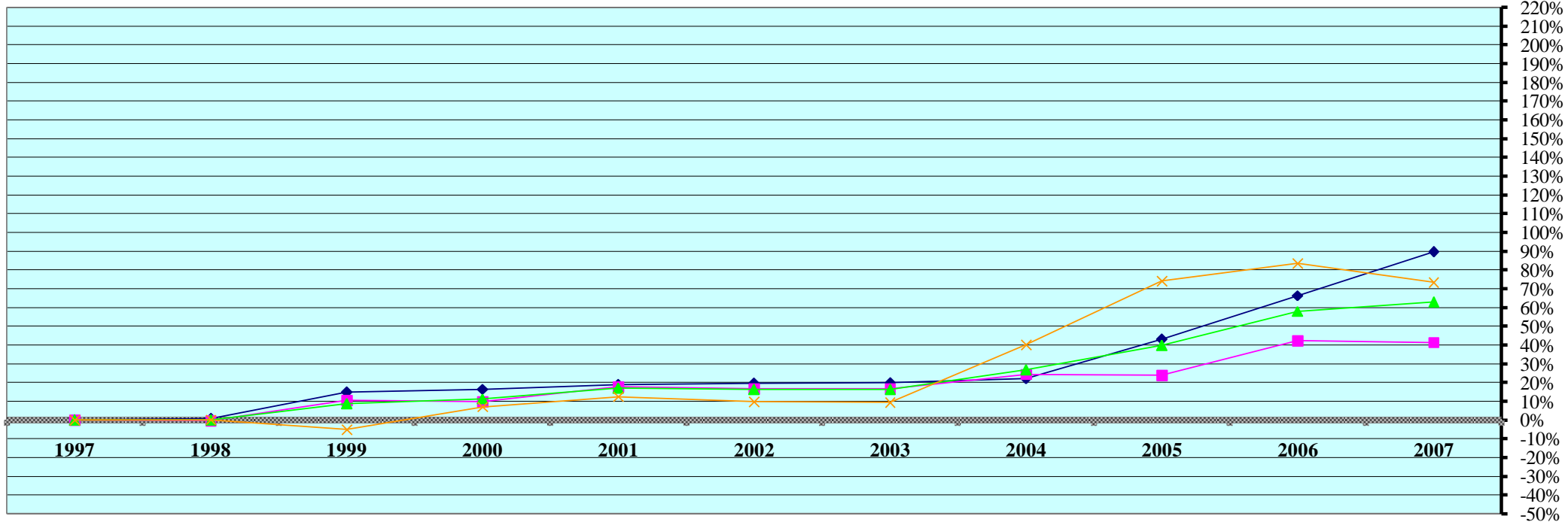
Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1997	37,219,120	327,585	0.88%	36,891,535	--	--	12,938,335	1,336,375	10.33%	11,601,960	--	--
1998	37,287,300	142,645	0.38%	37,144,655	-0.20%	-0.20%	13,281,725	346,760	2.61%	12,934,965	-0.03%	-0.03%
1999	39,089,060	307,725	0.79%	38,781,335	4.01%	4.20%	14,039,460	689,175	4.91%	13,350,285	0.52%	3.18%
2000	39,353,605	255,170	0.65%	39,098,435	0.02%	5.05%	14,591,350	747,440	5.12%	13,843,910	-1.39%	7.00%
2001	39,873,390	473,640	1.19%	39,399,750	0.12%	5.86%	16,614,475	32,125	0.19%	16,582,350	13.65%	28.16%
2002	40,145,865	359,325	0.90%	39,786,540	-0.22%	6.90%	17,199,465	554,975	3.23%	16,644,490	0.18%	28.64%
2003	40,897,765	283,715	0.69%	40,614,050	1.17%	9.12%	19,280,325	136,350	0.71%	19,143,975	11.31%	47.96%
2004	45,508,535	509,975	1.12%	44,998,560	10.03%	20.90%	17,878,010	156,290	0.87%	17,721,720	-8.08%	36.97%
2005	50,798,100	707,735	1.39%	50,090,365	10.07%	34.58%	17,885,485	46,490	0.26%	17,838,995	-0.22%	37.88%
2006	51,431,400	256,685	0.50%	51,174,715	0.74%	37.50%	17,790,535	1,028,680	5.78%	16,761,855	-6.28%	29.55%
2007	52,391,220	263,910	0.50%	52,127,310	1.35%	40.06%	18,276,075	675,390	3.70%	17,600,685	-1.07%	36.04%
Rate Ann%chg	3.48%		Resid & Rec. w/o growth			2.71%	3.51%		C & I w/o growth			0.86%

Tax Year	Ag Improvements & Site Land ⁽¹⁾							
	Agdwll & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
1997	13,271,380	10,254,360	23,525,740	44,665	0.19%	23,481,075	--	--
1998	14,419,015	10,353,400	24,772,415	141,190	0.57%	24,631,225	4.70%	4.70%
1999	15,359,390	10,558,995	25,918,385	740,180	2.86%	25,178,205	1.64%	7.02%
2000	15,748,835	10,926,005	26,674,840	640,480	2.40%	26,034,360	0.45%	10.66%
2001	16,334,130	11,119,630	27,453,760	575,915	2.10%	26,877,845	0.76%	14.25%
2002	16,917,415	11,250,520	28,167,935	664,160	2.36%	27,503,775	0.18%	16.91%
2003	18,062,000	11,574,820	29,636,820	979,145	3.30%	28,657,675	1.74%	21.81%
2004	24,769,330	13,121,940	37,891,270	662,130	1.75%	37,229,140	25.62%	58.25%
2005	25,986,400	13,514,835	39,501,235	1,378,610	3.49%	38,122,625	0.61%	62.05%
2006	27,700,725	14,332,190	42,032,915	1,866,920	4.44%	40,165,995	1.68%	70.73%
2007	32,494,860	14,747,990	47,242,850	1,072,005	2.27%	46,170,845	9.84%	96.26%
Rate Ann%chg	9.37%	3.70%	7.22%	Ag Imprv+Site w/o growth		4.72%		

(1) Resid. & Recreat. excludes agdwll & 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	50,007,850	--	--	--	78,203,725	--	--	--	31,806,000	--	--	--
1998	50,384,165	376,315	0.75%	0.75%	77,901,890	-301,835	-0.39%	-0.39%	31,884,075	78,075	0.25%	0.25%
1999	57,466,925	7,082,760	14.06%	14.92%	86,433,665	8,531,775	10.95%	10.52%	30,171,180	-1,712,895	-5.37%	-5.14%
2000	58,251,375	784,450	1.37%	16.48%	85,961,220	-472,445	-0.55%	9.92%	34,066,570	3,895,390	12.91%	7.11%
2001	59,421,800	1,170,425	2.01%	18.82%	92,147,200	6,185,980	7.20%	17.83%	35,781,030	1,714,460	5.03%	12.50%
2002	59,777,380	355,580	0.60%	19.54%	91,228,230	-918,970	-1.00%	16.65%	34,891,465	-889,565	-2.49%	9.70%
2003	60,042,485	265,105	0.44%	20.07%	91,252,700	24,470	0.03%	16.69%	34,793,120	-98,345	-0.28%	9.39%
2004	61,059,110	1,016,625	1.69%	22.10%	97,339,905	6,087,205	6.67%	24.47%	44,622,710	9,829,590	28.25%	40.30%
2005	71,593,490	10,534,380	17.25%	43.16%	96,923,145	-416,760	-0.43%	23.94%	55,387,900	10,765,190	24.12%	74.14%
2006	83,185,955	11,592,465	16.19%	66.35%	111,374,770	14,451,625	14.91%	42.42%	58,365,365	2,977,465	5.38%	83.50%
2007	94,869,055	11,683,100	14.04%	89.71%	110,635,410	-739,360	-0.66%	41.47%	55,150,395	-3,214,970	-5.51%	73.40%

Rate Ann.%chg: Irrigated **6.61%** Dryland **3.53%** Grassland **5.66%**

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	--	--	--	--	26,020	--	--	--	160,043,595	--	--	--
1998	--	--	--	--	26,020	0	0.00%	0.00%	160,196,150	152,555	0.10%	0.10%
1999	--	--	--	--	26,440	420	1.61%	1.61%	174,098,210	13,902,060	8.68%	8.78%
2000	--	--	--	--	26,440	0	0.00%	1.61%	178,305,605	4,207,395	2.42%	11.41%
2001	--	--	--	--	26,170	-270	-1.02%	0.58%	187,376,200	9,070,595	5.09%	17.08%
2002	--	--	--	--	26,590	420	1.60%	2.19%	185,923,665	-1,452,535	-0.78%	16.17%
2003	26,140	n/a	n/a	n/a	0	n/a	n/a	n/a	186,114,445	190,780	0.10%	16.29%
2004	26,840	700	2.68%	2.68%	0	0			203,048,565	16,934,120	9.10%	26.87%
2005	26,840	0	0.00%	2.68%	0	0			223,931,375	20,882,810	10.28%	39.92%
2006	26,840	0	0.00%	2.68%	0	0			252,952,930	29,021,555	12.96%	58.05%
2007	26,605	-235	-0.88%	1.78%	0	0			260,681,465	7,728,535	3.06%	62.88%

Cnty# **65** County **NUCKOLLS** FL area **7** Rate Ann.%chg: Total Agric Land **5.00%**

(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.

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	50,217,335	53,433	940	--	--	78,226,995	165,376	473	--	--	31,744,085	129,091	246	--	--
1998	50,430,795	53,682	939	-0.11%	-0.11%	77,959,375	164,890	473	0.00%	0.00%	31,835,600	129,392	246	0.00%	0.00%
1999	57,468,535	53,994	1,064	13.31%	13.19%	86,490,560	164,192	527	11.42%	11.42%	30,146,140	129,498	233	-5.28%	-5.28%
2000	58,367,165	54,908	1,063	-0.09%	13.09%	85,908,225	163,275	526	-0.19%	11.21%	34,057,575	129,436	263	12.88%	6.91%
2001	59,177,195	55,951	1,058	-0.47%	12.55%	92,225,020	162,879	566	7.60%	19.66%	35,739,830	129,235	277	5.32%	12.60%
2002	59,714,480	56,571	1,056	-0.19%	12.34%	91,277,870	162,312	562	-0.71%	18.82%	34,914,390	129,359	270	-2.53%	9.76%
2003	60,042,485	57,066	1,052	-0.38%	11.91%	91,253,980	162,292	562	0.00%	18.82%	34,793,010	128,925	270	0.00%	9.76%
2004	61,028,735	57,354	1,064	1.15%	13.20%	97,553,365	162,068	602	7.10%	27.26%	44,525,230	128,867	346	27.97%	40.45%
2005	71,478,625	58,638	1,219	14.56%	29.68%	96,984,805	161,151	602	-0.02%	27.24%	55,391,190	128,462	431	24.80%	75.28%
2006	83,352,320	59,604	1,398	14.72%	48.77%	111,260,100	160,338	694	15.30%	46.70%	58,357,285	128,248	455	5.53%	84.97%
2007	94,301,615	60,337	1,563	11.76%	66.27%	110,822,275	159,704	694	0.00%	46.71%	55,235,060	128,104	431	-5.24%	75.27%

Rate Ann.%chg AvgVal/Acre:

5.22%

3.91%

5.77%

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						28,070	874	32	--		160,216,485	348,772	459	--	--
1998						37,685	814	46	43.75%		160,263,455	348,777	460	0.22%	0.22%
1999						26,120	807	32	-30.43%		174,131,355	348,490	500	8.70%	8.93%
2000						26,540	821	32	0.00%		178,359,505	348,440	512	2.40%	11.55%
2001						26,690	826	32	0.00%		187,168,735	348,891	536	4.69%	16.78%
2002						26,270	812	32	0.00%		185,933,010	349,053	533	-0.56%	16.12%
2003	0	0		n/a	n/a	26,240	811	32	n/a	n/a	186,115,715	349,112	533	0.00%	16.12%
2004	26,840	814	33		n/a	0	0			n/a	203,134,170	349,103	582	9.17%	26.77%
2005	26,840	814	33	0.00%	n/a	0	0			n/a	223,881,460	349,064	641	10.23%	39.73%
2006	26,840	814	33	0.00%	n/a	0	0			n/a	252,996,545	349,004	725	13.02%	57.93%
2007	26,605	806	33	0.09%	n/a	0	0			n/a	260,385,555	348,951	746	2.94%	62.57%

65
NUCKOLLS

FL area **7**

Rate Ann.%chg AvgVal/Acre:

4.98%

(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
5,057	NUCKOLLS	19,054,272	5,019,217	8,810,139	52,391,220	17,775,950	500,125	0	260,681,465	32,494,860	14,747,990	0	411,475,238
cnty sectorvalue % of total value:		4.63%	1.22%	2.14%	12.73%	4.32%	0.12%		63.35%	7.90%	3.58%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
179	HARDY	371,252	42,620	6,535	942,705	788,565	0	0	150,170	0	3,670	0	2,305,517
3.54%	%sector of county sector	1.95%	0.85%	0.07%	1.80%	4.44%			0.06%		0.02%		0.56%
	%sector of municipality	16.10%	1.85%	0.28%	40.89%	34.20%			6.51%		0.16%		100.00%
312	LAWRENCE	295,228	53,084	666	5,507,430	286,460	0	0	52,480	0	6,305	0	6,201,653
6.17%	%sector of county sector	1.55%	1.06%	0.01%	10.51%	1.61%			0.02%		0.04%		1.51%
	%sector of municipality	4.76%	0.86%	0.01%	88.81%	4.62%			0.85%		0.10%		100.00%
587	NELSON	122,637	310,761	26,431	7,272,390	955,480	0	0	64,095	0	14,000	0	8,765,794
11.61%	%sector of county sector	0.64%	6.19%	0.30%	13.88%	5.38%			0.02%		0.09%		2.13%
	%sector of municipality	1.40%	3.55%	0.30%	82.96%	10.90%			0.73%		0.16%		100.00%
20	NORA	78	1,628	250	329,550	152,935	0	0	90,510	0	10,855	0	585,806
0.40%	%sector of county sector	0.00%	0.03%	0.00%	0.63%	0.86%			0.03%		0.07%		0.14%
	%sector of municipality	0.01%	0.28%	0.04%	56.26%	26.11%			15.45%		1.85%		100.00%
60	OAK	24,216	0	0	469,280	144,315	0	0	18,980	0	0	0	656,791
1.19%	%sector of county sector	0.13%			0.90%	0.81%			0.01%				0.16%
	%sector of municipality	3.69%			71.45%	21.97%			2.89%				100.00%
195	RUSKIN	223,305	24,557	555	2,046,655	469,795	0	0	62,425	0	0	0	2,827,292
3.86%	%sector of county sector	1.17%	0.49%	0.01%	3.91%	2.64%			0.02%				0.69%
	%sector of municipality	7.90%	0.87%	0.02%	72.39%	16.62%			2.21%				100.00%
2,055	SUPERIOR	1,565,585	340,829	558,995	35,772,665	11,937,515	225,035	0	23,645	0	410	0	50,424,679
40.64%	%sector of county sector	8.22%	6.79%	6.34%	68.28%	67.16%	45.00%		0.01%		0.00%		12.25%
	%sector of municipality	3.10%	0.68%	1.11%	70.94%	23.67%	0.45%		0.05%		0.00%		100.00%
3,408	Total Municipalities	2,602,301	773,479	593,432	52,340,675	14,735,065	225,035	0	462,305	0	35,240	0	71,767,532
67.39%	%all municip.sect of cnty	13.66%	15.41%	6.74%	99.90%	82.89%	45.00%		0.18%		0.24%		17.44%

Cnty# **65** County **NUCKOLLS**

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