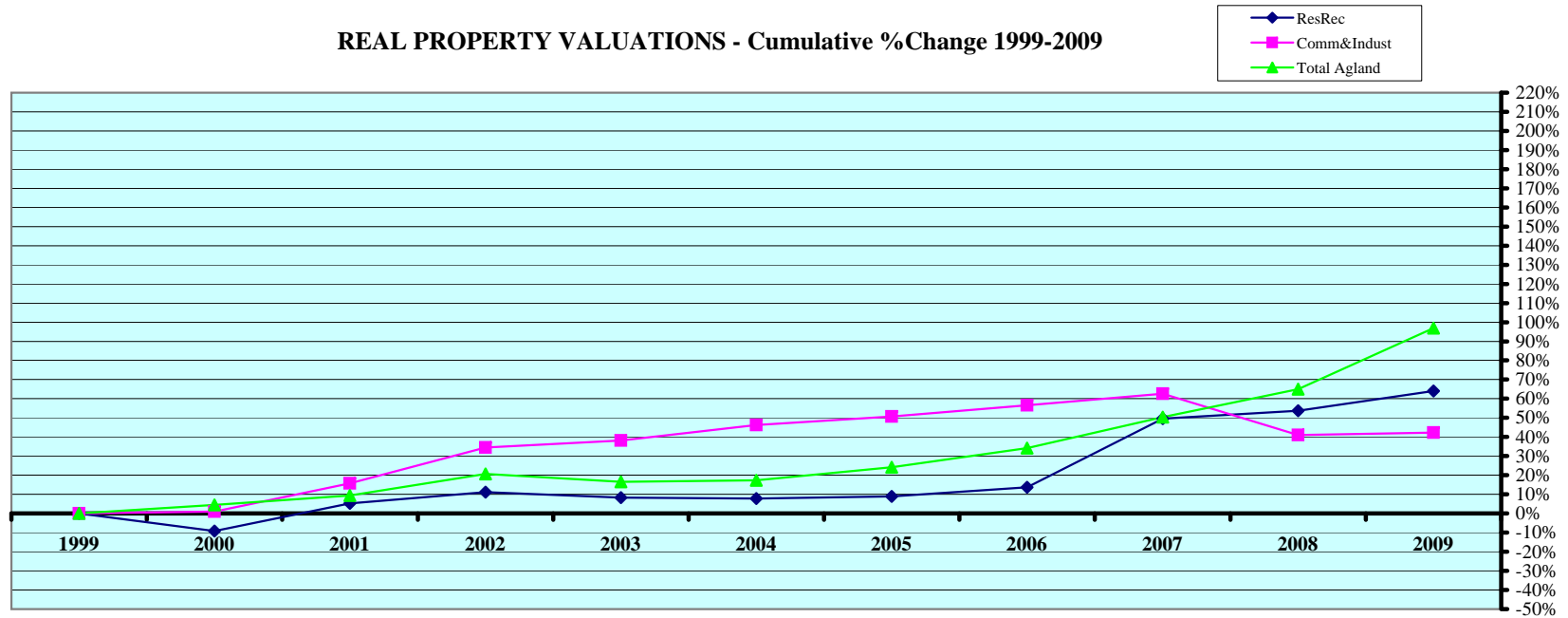


REAL PROPERTY VALUATIONS - Cumulative %Change 1999-2009



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
1999	36,954,370	--	--	--	11,442,170	--	--	--	145,627,865	--	--	--
2000	33,550,755	-3,403,615	-9.21%	-9.21%	11,553,685	111,515	0.97%	0.97%	152,041,495	6,413,630	4.40%	4.40%
2001	38,924,815	5,374,060	16.02%	5.33%	13,245,935	1,692,250	14.65%	15.76%	159,318,660	7,277,165	4.79%	9.40%
2002	41,074,835	2,150,020	5.52%	11.15%	15,380,075	2,134,140	16.11%	34.42%	175,653,085	16,334,425	10.25%	20.62%
2003	40,008,870	-1,065,965	-2.60%	8.27%	15,804,075	424,000	2.76%	38.12%	169,798,225	-5,854,860	-3.33%	16.60%
2004	39,816,930	-191,940	-0.48%	7.75%	16,733,590	929,515	5.88%	46.24%	170,908,105	1,109,880	0.65%	17.36%
2005	40,269,865	452,935	1.14%	8.97%	17,248,705	515,115	3.08%	50.75%	180,872,560	9,964,455	5.83%	24.20%
2006	42,008,950	1,739,085	4.32%	13.68%	17,906,950	658,245	3.82%	56.50%	195,513,075	14,640,515	8.09%	34.26%
2007	55,291,665	13,282,715	31.62%	49.62%	18,606,710	699,760	3.91%	62.62%	218,901,920	23,388,845	11.96%	50.32%
2008	56,828,675	1,537,010	2.78%	53.78%	16,141,625	-2,465,085	-13.25%	41.07%	240,375,585	21,473,665	9.81%	65.06%
2009	60,607,315	3,778,640	6.65%	64.01%	16,276,060	134,435	0.83%	42.25%	286,805,925	46,430,340	19.32%	96.94%

Rate Annual %chg: Residential & Recreational

Commercial & Industrial

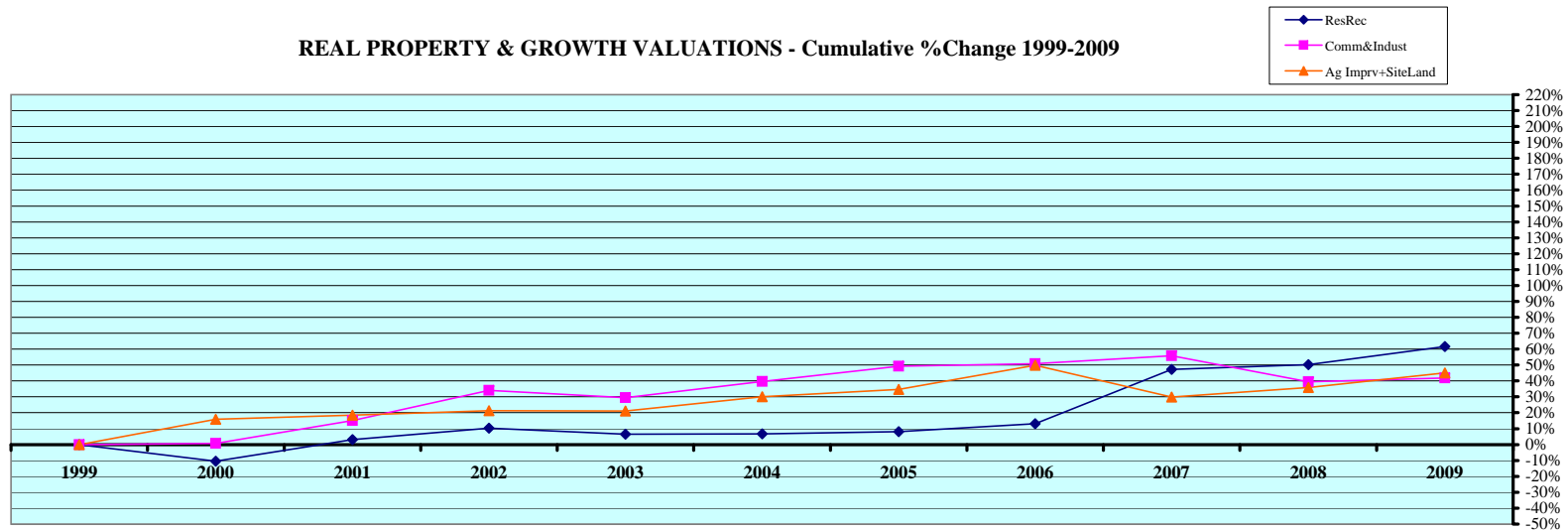
Agricultural Land

Cnty#
County

FL area

(1) Residential & Recreational excludes Agric. dwelling & farm home site land; Commercial & Industrial excludes minerals; Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.
Source: 1999 - 2009 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue Property Assessment Division Prepared as of 03/01/2010

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 1999-2009



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmiltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmiltv%chg w/o grwth	
1999	36,954,370	758,635	2.05%	36,195,735	--	--	11,442,170	303,060	2.65%	11,139,110	--	--	
2000	33,550,755	467,400	1.39%	33,083,355	-10.48%	-10.48%	11,553,685	28,795	0.25%	11,524,890	0.72%	0.72%	
2001	38,924,815	794,395	2.04%	38,130,420	13.65%	3.18%	13,245,935	68,890	0.52%	13,177,045	14.05%	15.16%	
2002	41,074,835	331,950	0.81%	40,742,885	4.67%	10.25%	15,380,075	31,280	0.20%	15,348,795	15.88%	34.14%	
2003	40,008,870	680,840	1.70%	39,328,030	-4.25%	6.42%	15,804,075	977,090	6.18%	14,826,985	-3.60%	29.58%	
2004	39,816,930	388,840	0.98%	39,428,090	-1.45%	6.69%	16,733,590	759,160	4.54%	15,974,430	1.08%	39.61%	
2005	40,269,865	298,635	0.74%	39,971,230	0.39%	8.16%	17,248,705	176,830	1.03%	17,071,875	2.02%	49.20%	
2006	42,008,950	201,515	0.48%	41,807,435	3.82%	13.13%	17,906,950	651,850	3.64%	17,255,100	0.04%	50.80%	
2007	55,291,665	887,649	1.61%	54,404,016	29.51%	47.22%	18,606,710	772,595	4.15%	17,834,115	-0.41%	55.86%	
2008	56,828,675	1,315,615	2.32%	55,513,060	0.40%	50.22%	16,141,625	185,625	1.15%	15,956,000	-14.25%	39.45%	
2009	60,607,315	885,975	1.46%	59,721,340	5.09%	61.61%	16,276,060	38,170	0.23%	16,237,890	0.60%	41.91%	
Rate Ann%chg	5.07%			Resid & Rec. w/o growth			3.59%			C & I w/o growth			1.61%

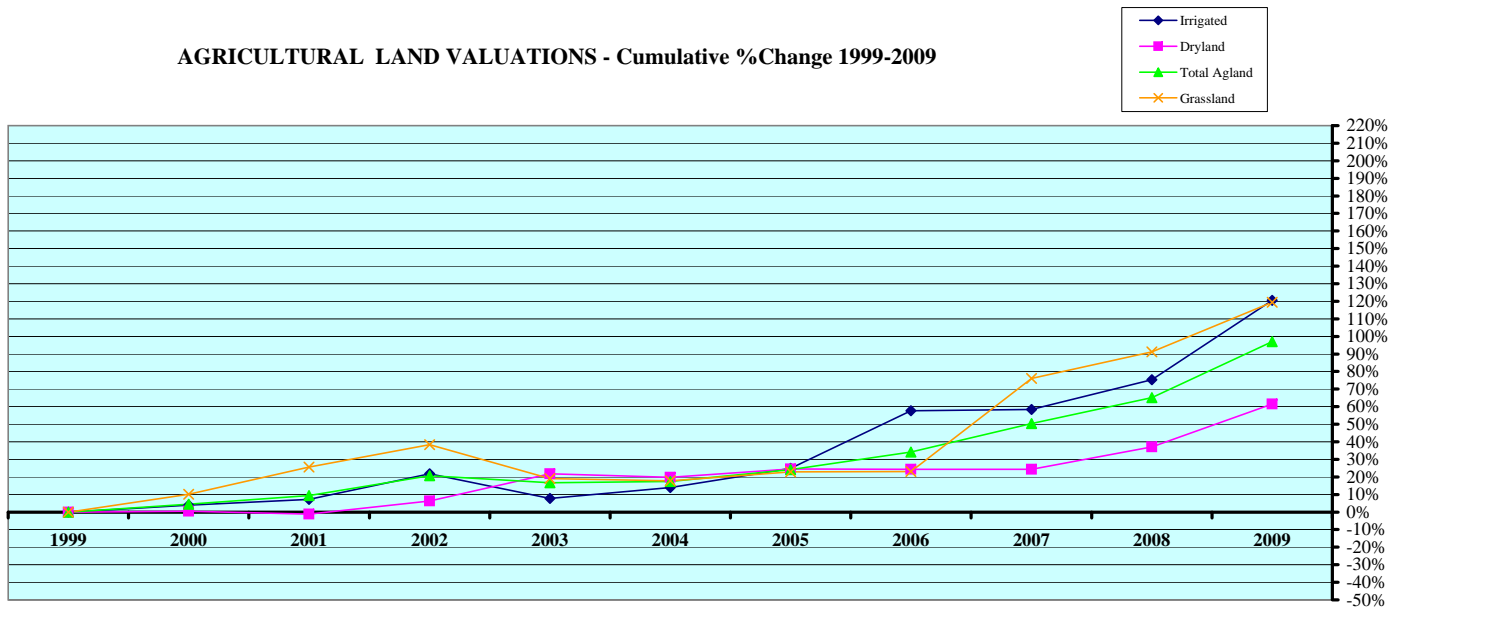
Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmiltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
1999	19,862,290	5,304,245	25,166,535	1,467,130	5.83%	23,699,405	--	--
2000	24,005,290	5,520,425	29,525,715	365,785	1.24%	29,159,930	15.87%	15.87%
2001	25,315,715	5,034,655	30,350,370	551,777	1.82%	29,798,593	0.92%	18.41%
2002	25,484,180	5,106,050	30,590,230	42,805	0.14%	30,547,425	0.65%	21.38%
2003	26,158,500	5,033,300	31,191,800	707,015	2.27%	30,484,785	-0.34%	21.13%
2004	26,516,075	6,492,275	33,008,350	261,935	0.79%	32,746,415	4.98%	30.12%
2005	28,028,870	6,573,145	34,602,015	726,065	2.10%	33,875,950	2.63%	34.61%
2006	32,019,205	6,644,245	38,663,450	965,200	2.50%	37,698,250	8.95%	49.80%
2007	25,986,935	7,268,970	33,255,905	557,187	1.68%	32,698,718	-15.43%	29.93%
2008	27,210,195	7,325,770	34,535,965	351,055	1.02%	34,184,910	2.79%	35.83%
2009	29,806,085	7,523,425	37,329,510	832,430	2.23%	36,497,080	5.68%	45.02%
Rate Ann%chg	4.14%	3.56%	4.02%	Ag Imprv+Site w/o growth			2.67%	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site 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; 1999 - 2009 CTL
Growth Value; 1999-2009 Abstract of Asmnt Rpt.

NE Dept. of Revenue Property Assessment Division
Prepared as of 03/01/2010

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 1999-2009



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
1999	44,530,975	--	--	--	57,176,150	--	--	--	43,620,190	--	--	--
2000	46,292,220	1,761,245	3.96%	3.96%	57,443,415	267,265	0.47%	0.47%	48,034,855	4,414,665	10.12%	10.12%
2001	47,747,015	1,454,795	3.14%	7.22%	56,516,235	-927,180	-1.61%	-1.15%	54,781,825	6,746,970	14.05%	25.59%
2002	54,199,355	6,452,340	13.51%	21.71%	60,812,860	4,296,625	7.60%	6.36%	60,367,670	5,585,845	10.20%	38.39%
2003	47,976,815	-6,222,540	-11.48%	7.74%	69,638,965	8,826,105	14.51%	21.80%	51,908,610	-8,459,060	-14.01%	19.00%
2004	50,743,970	2,767,155	5.77%	13.95%	68,522,410	-1,116,555	-1.60%	19.84%	51,365,695	-542,915	-1.05%	17.76%
2005	55,598,175	4,854,205	9.57%	24.85%	71,227,065	2,704,655	3.95%	24.57%	53,574,125	2,208,430	4.30%	22.82%
2006	70,249,795	14,651,620	26.35%	57.75%	71,105,150	-121,915	-0.17%	24.36%	53,676,465	102,340	0.19%	23.05%
2007	70,570,660	320,865	0.46%	58.48%	71,065,110	-40,040	-0.06%	24.29%	76,783,820	23,107,355	43.05%	76.03%
2008	78,094,035	7,523,375	10.66%	75.37%	78,429,360	7,364,250	10.36%	37.17%	83,367,875	6,584,055	8.57%	91.12%
2009	98,211,265	20,117,230	25.76%	120.55%	92,366,090	13,936,730	17.77%	61.55%	95,746,315	12,378,440	14.85%	119.50%

Rate Ann.%chg: Irrigated **8.23%** Dryland **4.91%** Grassland **8.18%**

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
1999				--	300,550	--	--	--	145,627,865	--	--	--
2000				--	271,005	-29,545	-9.83%	-9.83%	152,041,495	6,413,630	4.40%	4.40%
2001				--	273,585	2,580	0.95%	-8.97%	159,318,660	7,277,165	4.79%	9.40%
2002				--	273,200	-385	-0.14%	-9.10%	175,653,085	16,334,425	10.25%	20.62%
2003				--	145	-273,055	-99.95%	-99.95%	169,798,225	-5,854,860	-3.33%	16.60%
2004	275,885	n/a	n/a	n/a	145	n/a	n/a	n/a	170,908,105	1,109,880	0.65%	17.36%
2005	473,015	197,130	71.45%	71.45%	180	35	24.14%	24.14%	180,872,560	9,964,455	5.83%	24.20%
2006	474,955	1,940	0.41%	72.16%	6,710	6,530	3627.78%	4527.59%	195,513,075	14,640,515	8.09%	34.26%
2007	482,260	7,305	1.54%	74.80%	70	-6,640	-98.96%	-51.72%	218,901,920	23,388,845	11.96%	50.32%
2008	484,245	1,985	0.41%	75.52%	70	0	0.00%	-51.72%	240,375,585	21,473,665	9.81%	65.06%
2009	482,185	-2,060	-0.43%	74.78%	70	0	0.00%	-51.72%	286,805,925	46,430,340	19.32%	96.94%

Cnty# **91** County **WEBSTER** FL area **7** Rate Ann.%chg: Total Agric Land **7.01%**

(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: 1999 - 2009 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue Property Assessment Division Prepared as of 03/01/2010

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 1999-2009 (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
1999	44,795,900	51,770	865	--	--	57,092,165	119,928	476	--	--	43,568,430	169,001	258	--	--
2000	46,176,360	52,179	885	2.31%	2.31%	57,502,730	118,381	486	2.10%	2.10%	48,040,775	170,770	281	8.91%	8.91%
2001	47,963,795	52,881	907	2.49%	4.86%	56,432,980	118,323	477	-1.85%	0.21%	54,760,575	171,784	319	13.52%	23.64%
2002	54,366,780	53,975	1,007	11.03%	16.42%	60,797,495	118,265	514	7.76%	7.98%	60,264,905	170,788	353	10.66%	36.82%
2003	48,569,630	56,738	856	-15.00%	-1.04%	69,684,205	117,545	593	15.37%	24.58%	51,456,925	168,710	305	-13.60%	18.22%
2004	50,925,950	59,360	858	0.22%	-0.82%	68,536,105	115,664	593	-0.08%	24.48%	51,136,975	167,659	305	0.00%	18.22%
2005	55,911,220	62,100	900	4.94%	4.09%	71,217,415	114,126	624	5.31%	31.10%	53,267,255	166,460	320	4.92%	24.03%
2006	70,874,125	62,752	1,129	25.45%	30.57%	71,103,710	114,056	623	-0.10%	30.97%	53,051,230	165,785	320	0.00%	24.03%
2007	71,226,825	63,072	1,129	-0.01%	30.56%	71,236,325	113,314	629	0.84%	32.07%	76,015,785	165,252	460	43.75%	78.29%
2008	78,816,845	63,885	1,234	9.25%	42.63%	78,533,930	112,962	695	10.59%	46.06%	82,406,445	164,813	500	8.70%	93.80%
2009	99,539,640	66,279	1,502	21.73%	73.62%	92,637,405	112,264	825	18.69%	73.36%	94,035,250	163,537	575	15.00%	122.87%

Rate Ann.%chg Average Value/Acre: 5.67%

5.66%

8.34%

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
1999						298,570	8,010	37			145,755,065	348,709	418	--	--
2000						271,560	8,877	31	-16.22%		151,991,425	350,207	434	3.83%	3.83%
2001						273,240	8,031	34	9.68%		159,430,590	351,019	454	4.61%	8.61%
2002						273,145	8,118	34	0.00%		175,702,325	351,146	500	10.13%	19.62%
2003						273,285	7,720	35	2.94%		169,984,580	351,174	484	-3.20%	15.79%
2004	276,285	7,820	35	n/a	n/a	535	105	5	n/a	n/a	170,875,850	350,608	487	0.70%	16.60%
2005	473,015	7,760	61	72.53%	n/a	1,370	110	12	144.41%	n/a	180,870,275	350,557	516	5.86%	23.43%
2006	474,555	7,879	60	-1.18%	n/a	6,640	89	75	497.94%	n/a	195,510,260	350,561	558	8.09%	33.42%
2007	483,190	7,924	61	1.24%	n/a	315	88	4	-95.18%	n/a	218,962,440	349,649	626	12.29%	49.82%
2008	483,820	7,944	61	-0.13%	n/a	340	110	3	-13.79%	n/a	240,241,380	349,714	687	9.70%	64.35%
2009	481,875	7,948	61	-0.45%	n/a	300	95	3	2.39%	n/a	286,694,470	350,122	819	19.20%	95.90%

91
WEBSTER

FL area 7

Rate Ann. %chg Average Value/Acre: 6.96%

(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: 1999 - 2009 Abstracts Agland Assessment Level 1998 to 2006 = 80% ; 2007 & forward = 75% NE Dept. of Revenue Property Assessment Division Prepared as of 03/01/2010

