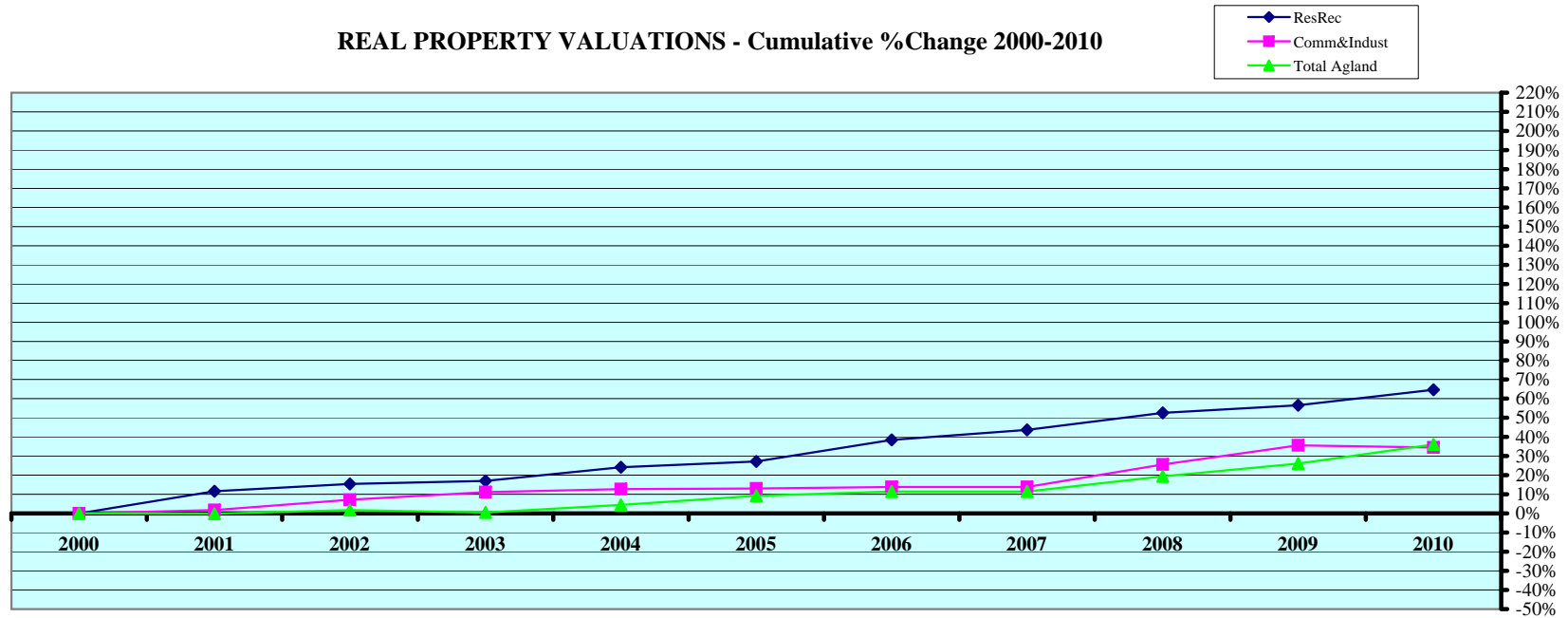


REAL PROPERTY VALUATIONS - Cumulative %Change 2000-2010



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
2000	173,423,268	--	--	--	50,111,417	--	--	--	360,797,630	--	--	--
2001	193,555,096	20,131,828	11.61%	11.61%	50,987,654	876,237	1.75%	1.75%	360,470,045	-327,585	-0.09%	-0.09%
2002	200,203,442	6,648,346	3.43%	15.44%	53,726,241	2,738,587	5.37%	7.21%	367,373,655	6,903,610	1.92%	1.82%
2003	202,846,270	2,642,828	1.32%	16.97%	55,721,902	1,995,661	3.71%	11.20%	362,667,724	-4,705,931	-1.28%	0.52%
2004	215,303,619	12,457,349	6.14%	24.15%	56,467,338	745,436	1.34%	12.68%	376,846,525	14,178,801	3.91%	4.45%
2005	220,607,335	5,303,716	2.46%	27.21%	56,667,849	200,511	0.36%	13.08%	394,256,043	17,409,518	4.62%	9.27%
2006	240,011,871	19,404,536	8.80%	38.40%	57,014,538	346,689	0.61%	13.78%	402,273,137	8,017,094	2.03%	11.50%
2007	249,188,529	9,176,658	3.82%	43.69%	57,043,497	28,959	0.05%	13.83%	402,362,330	89,193	0.02%	11.52%
2008	264,537,057	15,348,528	6.16%	52.54%	62,971,798	5,928,301	10.39%	25.66%	431,047,223	28,684,893	7.13%	19.47%
2009	271,586,664	7,049,607	2.66%	56.60%	67,930,383	4,958,585	7.87%	35.56%	454,803,759	23,756,536	5.51%	26.06%
2010	285,678,907	14,092,243	5.19%	64.73%	67,384,023	-546,360	-0.80%	34.47%	490,925,620	36,121,861	7.94%	36.07%

Rate Annual %chg: Residential & Recreational

Commercial & Industrial

Agricultural Land

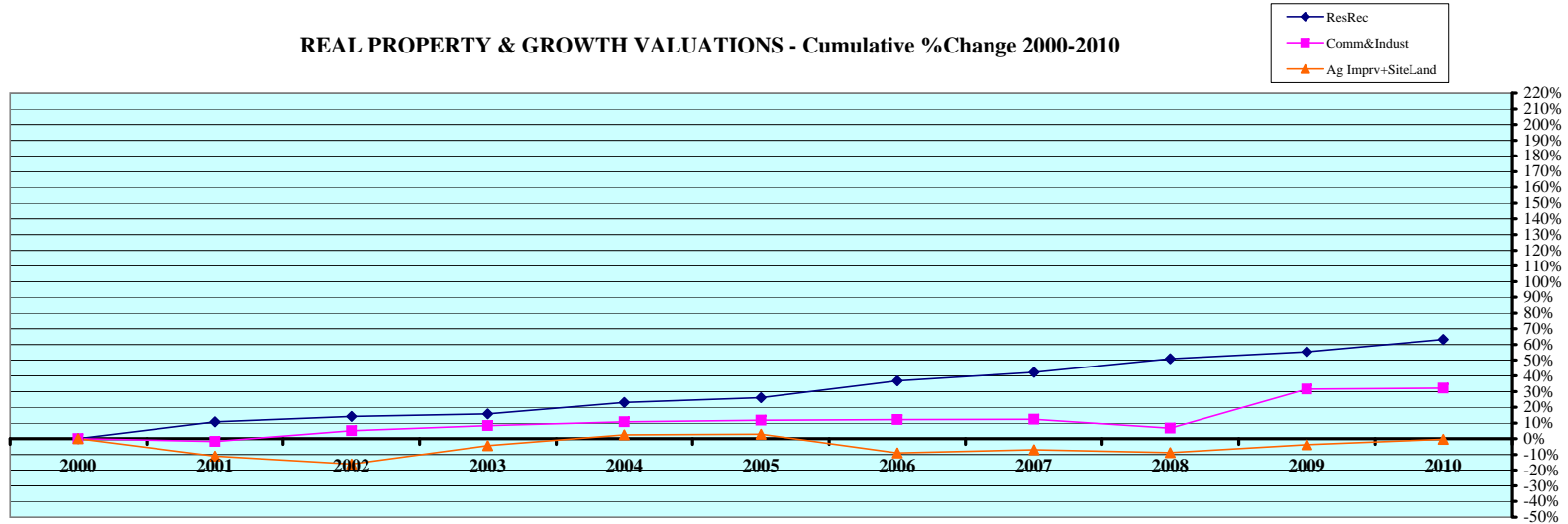
Cnty#
County

FL area

CHART 1 EXHIBIT 69B Page 1

(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.

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2000-2010

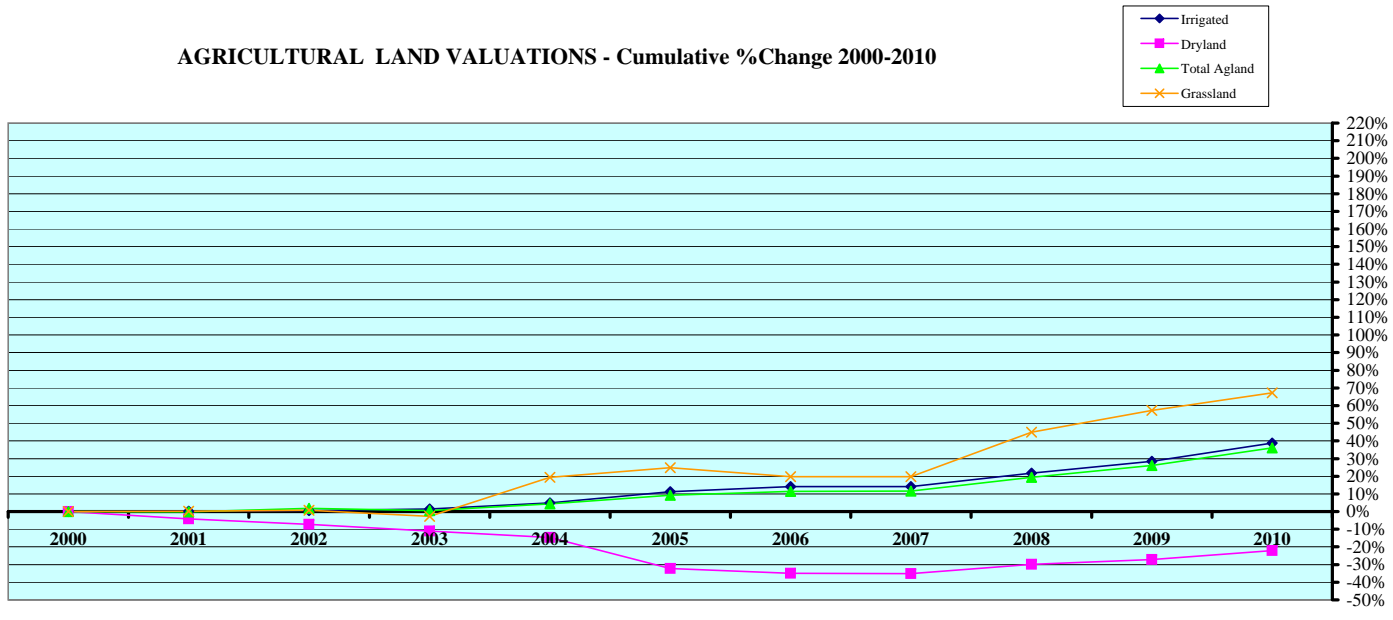


Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmiltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmiltv%chg w/o grwth
2000	173,423,268	3,641,881	2.10%	169,781,387	--	--	50,111,417	1,581,212	3.16%	48,530,205	--	--
2001	193,555,096	1,492,188	0.77%	192,062,908	10.75%	10.75%	50,987,654	1,798,606	3.53%	49,189,048	-1.84%	-1.84%
2002	200,203,442	2,125,647	1.06%	198,077,795	2.34%	14.22%	53,726,241	1,025,553	1.91%	52,700,688	3.36%	5.17%
2003	202,846,270	2,152,177	1.06%	200,694,093	0.25%	15.73%	55,721,902	1,448,903	2.60%	54,272,999	1.02%	8.30%
2004	215,303,619	1,829,809	0.85%	213,473,810	5.24%	23.09%	56,467,338	975,279	1.73%	55,492,059	-0.41%	10.74%
2005	220,607,335	1,968,249	0.89%	218,639,086	1.55%	26.07%	56,667,849	681,587	1.20%	55,986,262	-0.85%	11.72%
2006	240,011,871	2,784,740	1.16%	237,227,131	7.53%	36.79%	57,014,538	840,840	1.47%	56,173,698	-0.87%	12.10%
2007	249,188,529	2,718,154	1.09%	246,470,375	2.69%	42.12%	57,043,497	765,772	1.34%	56,277,725	-1.29%	12.31%
2008	264,537,057	2,985,903	1.13%	261,551,154	4.96%	50.82%	62,971,798	9,490,367	15.07%	53,481,431	-6.24%	6.73%
2009	271,586,664	2,155,539	0.79%	269,431,125	1.85%	55.36%	67,930,383	2,015,487	2.97%	65,914,896	4.67%	31.54%
2010	285,678,907	2,581,909	0.90%	283,096,998	4.24%	63.24%	67,384,023	1,166,855	1.73%	66,217,168	-2.52%	32.14%
Rate Ann%chg	5.12%			Resid & Rec. w/o growth		4.14%	3.01%			C & I w/o growth		-0.50%

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					
2000	39,269,386	28,087,230	67,356,616	306,513	0.46%	67,050,103	--	--
2001	33,989,073	26,893,654	60,882,727	1,010,746	1.66%	59,871,981	-11.11%	-11.11%
2002	35,770,204	21,309,475	57,079,679	597,891	1.05%	56,481,788	-7.23%	-16.15%
2003	36,672,965	28,438,315	65,111,280	748,297	1.15%	64,362,983	12.76%	-4.44%
2004	40,439,745	29,378,282	69,818,027	859,905	1.23%	68,958,122	5.91%	2.38%
2005	40,509,241	29,451,091	69,960,332	627,533	0.90%	69,332,799	-0.69%	2.93%
2006	33,229,320	28,642,835	61,872,155	630,815	1.02%	61,241,340	-12.46%	-9.08%
2007	34,156,317	28,822,198	62,978,515	406,306	0.65%	62,572,209	1.13%	-7.10%
2008	37,077,531	26,096,198	63,173,729	1,742,495	2.76%	61,431,234	-2.46%	-8.80%
2009	38,976,027	27,078,533	66,054,560	1,280,246	1.94%	64,774,314	2.53%	-3.83%
2010	42,566,890	25,993,473	68,560,363	1,474,885	2.15%	67,085,478	1.56%	-0.40%
Rate Ann%chg	0.81%	-0.77%	0.18%	Ag Imprv+Site w/o growth			-1.01%	

(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 to real property which increase the value of such property. Sources: Value; 2000 - 2010 CTL Growth Value; 2000-2010 Abstract of Asmnt Rpt. NE Dept. of Revenue Property Assessment Division Prepared as of 03/01/2011

AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2000-2010



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
2000	325,812,205	--	--	--	23,896,655	--	--	--	10,468,630	--	--	--
2001	326,411,596	599,391	0.18%	0.18%	22,910,047	-986,608	-4.13%	-4.13%	10,482,629	13,999	0.13%	0.13%
2002	327,801,898	1,390,302	0.43%	0.61%	22,184,352	-725,695	-3.17%	-7.17%	10,555,197	72,568	0.69%	0.83%
2003	330,541,249	2,739,351	0.84%	1.45%	21,250,961	-933,391	-4.21%	-11.07%	10,184,694	-370,503	-3.51%	-2.71%
2004	341,583,757	11,042,508	3.34%	4.84%	20,409,388	-841,573	-3.96%	-14.59%	12,504,518	2,319,824	22.78%	19.45%
2005	362,581,419	20,997,662	6.15%	11.29%	16,211,768	-4,197,620	-20.57%	-32.16%	13,076,781	572,263	4.58%	24.91%
2006	371,955,349	9,373,930	2.59%	14.16%	15,523,165	-688,603	-4.25%	-35.04%	12,530,231	-546,550	-4.18%	19.69%
2007	372,055,133	99,784	0.03%	14.19%	15,512,677	-10,488	-0.07%	-35.08%	12,532,380	2,149	0.02%	19.71%
2008	396,734,400	24,679,267	6.63%	21.77%	16,733,376	1,220,699	7.87%	-29.98%	15,173,744	2,641,364	21.08%	44.94%
2009	418,519,259	21,784,859	5.49%	28.45%	17,391,171	657,795	3.93%	-27.22%	16,467,211	1,293,467	8.52%	57.30%
2010	452,008,500	33,489,241	8.00%	38.73%	18,620,888	1,229,717	7.07%	-22.08%	17,499,082	1,031,871	6.27%	67.16%

Rate Ann.%chg: Irrigated **3.33%** Dryland **-2.46%** Grassland **5.27%**

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
2000				--	620,140	--	--	--	360,797,630	--	--	--
2001				--	665,773	45,633	7.36%	7.36%	360,470,045	-327,585	-0.09%	-0.09%
2002				--	6,832,208	6,166,435	926.21%	1001.72%	367,373,655	6,903,610	1.92%	1.82%
2003				--	684,153	n/a	n/a	10.32%	362,667,724	-4,705,931	-1.28%	0.52%
2004	6,634	n/a	n/a	--	2,342,228	1,658,075	242.35%	277.69%	376,846,525	14,178,801	3.91%	4.45%
2005	6,928	294	4.43%	n/a	2,379,147	36,919	1.58%	n/a	394,256,043	17,409,518	4.62%	9.27%
2006	6,562	-366	-5.28%	-5.28%	2,257,830	-121,317	-5.10%	-5.10%	402,273,137	8,017,094	2.03%	11.50%
2007	6,560	-2	-0.03%	-5.31%	2,255,580	-2,250	-0.10%	-5.19%	402,362,330	89,193	0.02%	11.52%
2008	6,560	0	0.00%	-5.31%	2,399,143	143,563	6.36%	0.84%	431,047,223	28,684,893	7.13%	19.47%
2009	6,483	-77	-1.17%	-6.42%	2,419,635	20,492	0.85%	1.70%	454,803,759	23,756,536	5.51%	26.06%
2010	7,726	1,243	19.17%	11.52%	2,789,424	369,789	15.28%	17.24%	490,925,620	36,121,861	7.94%	36.07%

Cnty# **69** FL area **10** Rate Ann.%chg: Total Agric Land **3.13%**
 County **PHELPS**

(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: 2000 - 2010 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue Property Assessment Division Prepared as of 03/01/2011

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2000-2010 (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
2000	326,018,765	238,566	1,367	--	--	23,948,690	29,394	815	--	--	10,483,540	42,947	244	--	--
2001	326,741,612	239,008	1,367	0.00%	0.00%	23,119,349	28,927	799	-1.96%	-1.96%	10,482,245	43,067	243	-0.41%	-0.41%
2002	327,818,344	243,668	1,345	-1.61%	-1.61%	22,339,562	27,676	807	1.00%	-0.98%	10,634,668	43,092	247	1.65%	1.23%
2003	329,995,557	245,329	1,345	0.00%	-1.61%	21,546,026	27,090	795	-1.49%	-2.45%	10,288,062	41,954	245	-0.81%	0.41%
2004	341,167,333	246,265	1,385	3.00%	1.34%	20,760,674	25,721	807	1.53%	-0.96%	12,551,806	41,420	303	23.69%	24.19%
2005	362,387,878	252,801	1,433	3.47%	4.86%	16,316,730	20,423	799	-1.02%	-1.97%	13,085,880	39,901	328	8.23%	34.41%
2006	371,473,082	254,030	1,462	2.01%	6.97%	15,773,028	19,674	802	0.35%	-1.63%	12,566,795	39,449	319	-2.87%	30.56%
2007	372,088,651	254,462	1,462	0.00%	6.97%	15,508,851	19,391	800	-0.24%	-1.86%	12,543,373	39,363	319	0.03%	30.60%
2008	396,743,165	254,015	1,562	6.81%	14.26%	16,731,771	19,398	863	7.85%	5.83%	15,174,121	39,281	386	21.22%	58.32%
2009	422,037,797	254,083	1,661	6.35%	21.51%	17,426,323	19,427	897	3.99%	10.06%	16,606,090	39,395	422	9.12%	72.76%
2010	451,997,029	253,992	1,780	7.14%	30.18%	18,620,377	19,413	959	6.93%	17.69%	17,500,285	40,055	437	3.65%	79.06%

Rate Ann.%chg Average Value/Acre: 2.67%

1.64%

6.00%

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
2000						621,760	3,551	175			361,072,755	314,457	1,148	--	--
2001						665,773	3,515	189	8.00%		361,008,979	314,517	1,148	0.00%	0.00%
2002						691,267	3,679	188	-0.53%		361,483,841	318,115	1,136	-1.05%	-1.05%
2003						6,451	218	30	-84.04%		362,520,249	318,058	1,140	0.35%	-0.70%
2004	6,634	221	30	n/a	n/a	2,495,311	3,348	745	n/a	n/a	376,981,758	316,975	1,189	4.33%	3.60%
2005	38,700	284	136	354.07%	n/a	2,353,430	3,138	750	0.63%	n/a	394,182,618	316,547	1,245	4.70%	8.47%
2006	7,114	237	30	-77.97%	n/a	2,264,830	3,041	745	-0.69%	n/a	402,084,849	316,431	1,271	2.04%	10.69%
2007	6,896	230	30	0.00%	n/a	2,247,580	3,018	745	-0.01%	n/a	402,395,351	316,462	1,272	0.07%	10.76%
2008	7,042	235	30	0.00%	n/a	2,247,580	3,018	745	0.00%	n/a	430,903,679	315,946	1,364	7.26%	18.80%
2009	6,860	229	30	0.00%	n/a	2,247,580	3,018	745	0.00%	n/a	458,324,650	316,152	1,450	6.29%	26.28%
2010	8,279	237	35	16.59%	n/a	2,543,269	3,191	797	7.02%	n/a	490,669,239	316,887	1,548	6.81%	34.88%

69
PHELPS

FL area 10

Rate Ann. %chg Average Value/Acre: 3.04%

(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: 2000 - 2010 Abstracts Agland Assessment Level 1998 to 2006 = 80% ; 2007 & forward = 75% NE Dept. of Revenue Property Assessment Division Prepared as of 03/01/2011

