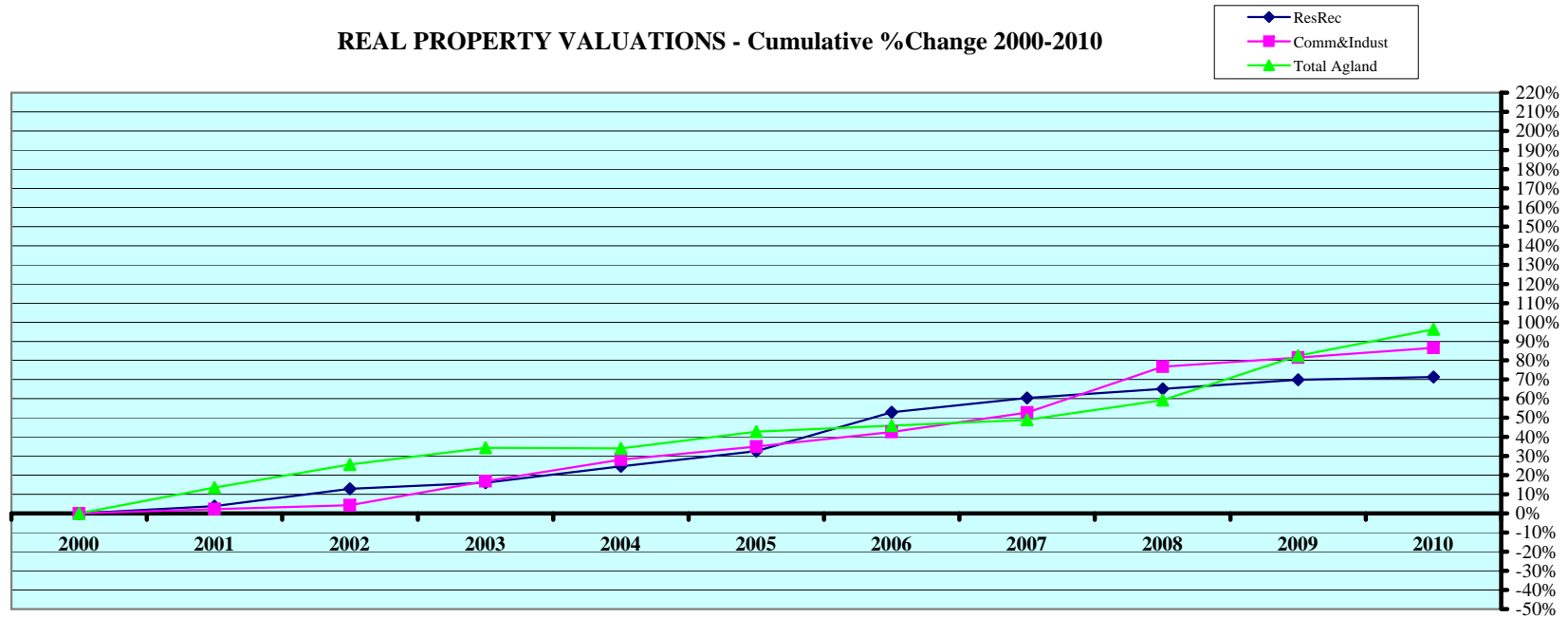


REAL PROPERTY VALUATIONS - Cumulative %Change 2000-2010



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	730,473,520	--	--	--	222,027,995	--	--	--	415,515,275	--	--	--
2001	759,033,185	28,559,665	3.91%	3.91%	227,194,895	5,166,900	2.33%	2.33%	471,460,185	55,944,910	13.46%	13.46%
2002	824,663,060	65,629,875	8.65%	12.89%	231,661,065	4,466,170	1.97%	4.34%	521,845,370	50,385,185	10.69%	25.59%
2003	848,215,490	23,552,430	2.86%	16.12%	259,546,135	27,885,070	12.04%	16.90%	558,048,880	36,203,510	6.94%	34.30%
2004	910,576,095	62,360,605	7.35%	24.66%	284,496,175	24,950,040	9.61%	28.14%	556,777,000	-1,271,880	-0.23%	34.00%
2005	968,824,270	58,248,175	6.40%	32.63%	299,717,125	15,220,950	5.35%	34.99%	592,931,480	36,154,480	6.49%	42.70%
2006	1,117,557,885	148,733,615	15.35%	52.99%	316,589,860	16,872,735	5.63%	42.59%	606,288,690	13,357,210	2.25%	45.91%
2007	1,170,975,000	53,417,115	4.78%	60.30%	339,325,970	22,736,110	7.18%	52.83%	618,810,410	12,521,720	2.07%	48.93%
2008	1,206,302,070	35,327,070	3.02%	65.14%	392,290,710	52,964,740	15.61%	76.69%	662,012,250	43,201,840	6.98%	59.32%
2009	1,241,329,630	35,027,560	2.90%	69.93%	402,873,905	10,583,195	2.70%	81.45%	758,331,795	96,319,545	14.55%	82.50%
2010	1,251,648,950	10,319,320	0.83%	71.35%	414,318,930	11,445,025	2.84%	86.61%	815,379,340	57,047,545	7.52%	96.23%

Rate Annual %chg: Residential & Recreational

Commercial & Industrial

Agricultural Land

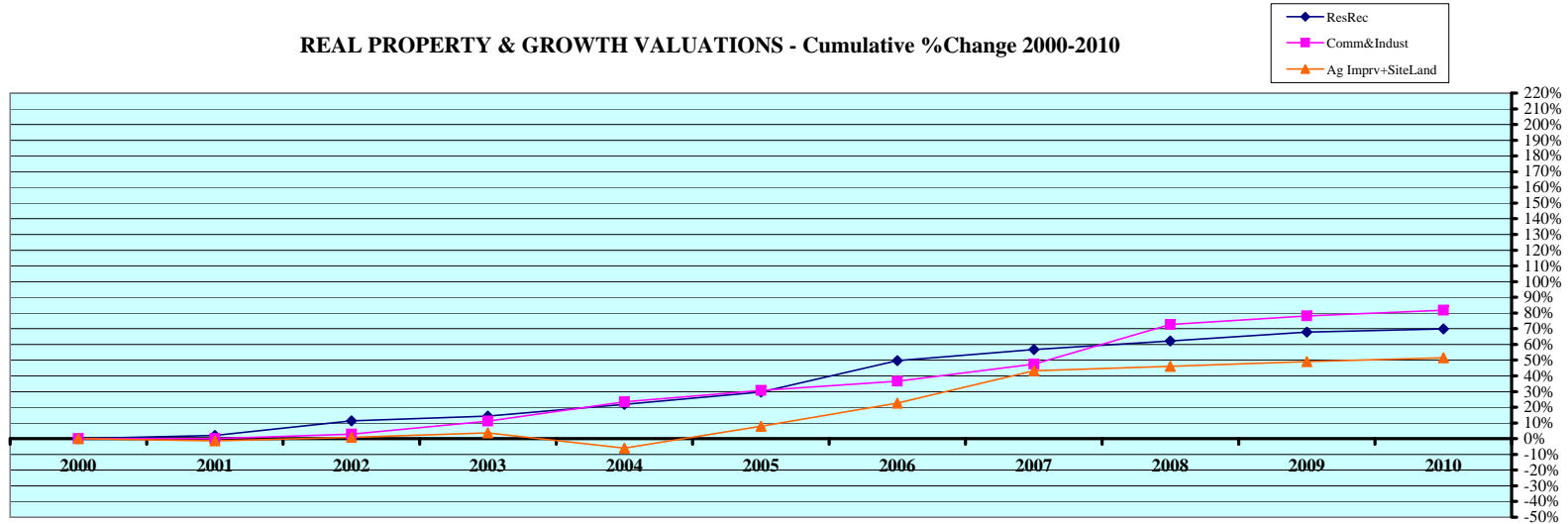
Cnty#
County

FL area

CHART 1 EXHIBIT 56B 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.
Source: 2000 - 2010 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue Property Assessment Division Prepared as of 03/01/2011

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	730,473,520	13,024,240	1.78%	717,449,280	--	--	222,027,995	6,376,235	2.87%	215,651,760	--	--
2001	759,033,185	13,240,445	1.74%	745,792,740	2.10%	2.10%	227,194,895	5,236,495	2.30%	221,958,400	-0.03%	-0.03%
2002	824,663,060	11,513,080	1.40%	813,149,980	7.13%	11.32%	231,661,065	3,110,430	1.34%	228,550,635	0.60%	2.94%
2003	848,215,490	13,490,515	1.59%	834,724,975	1.22%	14.27%	259,546,135	12,643,640	4.87%	246,902,495	6.58%	11.20%
2004	910,576,095	21,269,185	2.34%	889,306,910	4.84%	21.74%	284,496,175	10,539,415	3.70%	273,956,760	5.55%	23.39%
2005	968,824,270	20,688,170	2.14%	948,136,100	4.12%	29.80%	299,717,125	9,307,775	3.11%	290,409,350	2.08%	30.80%
2006	1,117,557,885	24,504,845	2.19%	1,093,053,040	12.82%	49.64%	316,589,860	13,434,620	4.24%	303,155,240	1.15%	36.54%
2007	1,170,975,000	25,642,370	2.19%	1,145,332,630	2.49%	56.79%	339,325,970	12,110,990	3.57%	327,214,980	3.36%	47.38%
2008	1,206,302,070	21,740,180	1.80%	1,184,561,890	1.16%	62.16%	392,290,710	8,846,270	2.26%	383,444,440	13.00%	72.70%
2009	1,241,329,630	15,481,555	1.25%	1,225,848,075	1.62%	67.82%	402,873,905	7,435,980	1.85%	395,437,925	0.80%	78.10%
2010	1,251,648,950	11,324,485	0.90%	1,240,324,465	-0.08%	69.80%	414,318,930	10,522,885	2.54%	403,796,045	0.23%	81.87%
Rate Ann%chg	5.53%			Resid & Rec. w/o growth		3.74%	6.44%			C & I w/o growth		3.33%

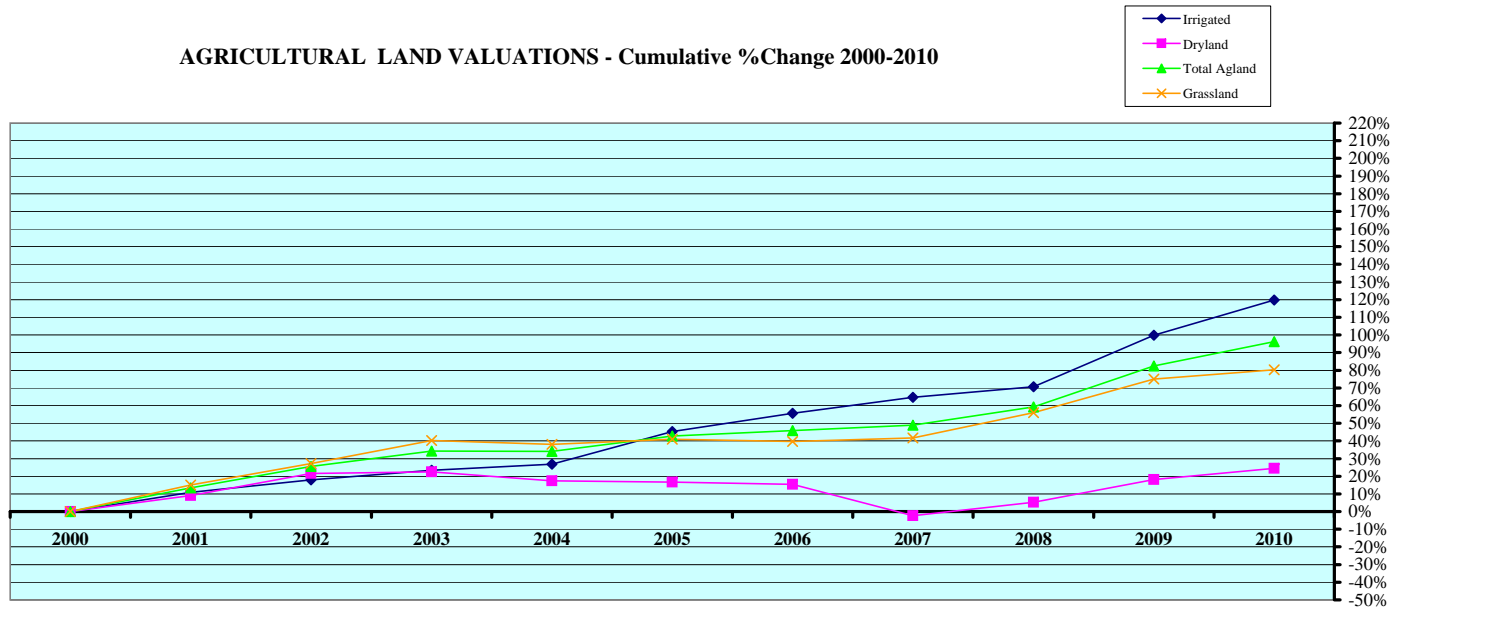
Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmiltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2000	64,237,070	21,434,570	85,671,640	2,129,075	2.49%	83,542,565	--	--
2001	64,902,670	22,036,675	86,939,345	2,464,825	2.84%	84,474,520	-1.40%	-1.40%
2002	66,085,475	22,703,385	88,788,860	2,302,560	2.59%	86,486,300	-0.52%	0.95%
2003	67,690,195	23,412,690	91,102,885	2,249,225	2.47%	88,853,660	0.07%	3.71%
2004	59,584,395	22,668,455	82,252,850	1,707,000	2.08%	80,545,850	-11.59%	-5.98%
2005	71,890,690	25,129,400	97,020,090	4,502,835	4.64%	92,517,255	12.48%	7.99%
2006	83,678,185	26,391,035	110,069,220	5,067,800	4.60%	105,001,420	8.23%	22.56%
2007	97,341,510	27,624,140	124,965,650	2,261,195	1.81%	122,704,455	11.48%	43.23%
2008	99,212,890	29,278,995	128,491,885	3,305,750	2.57%	125,186,135	0.18%	46.12%
2009	98,672,345	31,676,660	130,349,005	2,647,460	2.03%	127,701,545	-0.62%	49.06%
2010	99,820,575	33,135,005	132,955,580	3,106,105	2.34%	129,849,475	-0.38%	51.57%
Rate Ann%chg	4.51%	4.45%	4.49%	Ag Imprv+Site w/o growth		1.79%		

(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	164,611,370	--	--	--	42,507,295	--	--	--	204,535,055	--	--	--
2001	182,411,445	17,800,075	10.81%	10.81%	46,368,935	3,861,640	9.08%	9.08%	235,184,285	30,649,230	14.98%	14.98%
2002	194,095,525	11,684,080	6.41%	17.91%	51,649,485	5,280,550	11.39%	21.51%	260,175,545	24,991,260	10.63%	27.20%
2003	203,040,855	8,945,330	4.61%	23.35%	52,041,700	392,215	0.76%	22.43%	286,738,050	26,562,505	10.21%	40.19%
2004	208,769,895	5,729,040	2.82%	26.83%	49,919,210	-2,122,490	-4.08%	17.44%	282,316,010	-4,422,040	-1.54%	38.03%
2005	239,297,050	30,527,155	14.62%	45.37%	49,602,640	-316,570	-0.63%	16.69%	288,445,715	6,129,705	2.17%	41.03%
2006	256,337,145	17,040,095	7.12%	55.72%	49,040,365	-562,275	-1.13%	15.37%	285,645,125	-2,800,590	-0.97%	39.66%
2007	271,077,630	14,740,485	5.75%	64.68%	41,474,330	-7,566,035	-15.43%	-2.43%	289,921,230	4,276,105	1.50%	41.75%
2008	281,040,385	9,962,755	3.68%	70.73%	44,768,415	3,294,085	7.94%	5.32%	319,247,720	29,326,490	10.12%	56.08%
2009	328,920,390	47,880,005	17.04%	99.82%	50,181,605	5,413,190	12.09%	18.05%	357,890,550	38,642,830	12.10%	74.98%
2010	361,867,930	32,947,540	10.02%	119.83%	52,918,980	2,737,375	5.45%	24.49%	368,822,005	10,931,455	3.05%	80.32%

Rate Ann.%chg: Irrigated **8.20%** Dryland **2.22%** Grassland **6.07%**

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		--	--	--	3,861,555	--	--	--	415,515,275	--	--	--
2001		--	--	--	7,495,520	3,633,965	94.11%	94.11%	471,460,185	55,944,910	13.46%	13.46%
2002		--	--	--	15,924,815	8,429,295	112.46%	312.39%	521,845,370	50,385,185	10.69%	25.59%
2003		--	--	--	15,849,445	n/a	n/a	310.44%	558,048,880	36,203,510	6.94%	34.30%
2004	366,835	n/a	n/a	--	15,405,050	-444,395	-2.80%	298.93%	556,777,000	-1,271,880	-0.23%	34.00%
2005	366,535	-300	-0.08%	n/a	15,219,540	-185,510	-1.20%	n/a	592,931,480	36,154,480	6.49%	42.70%
2006	363,895	-2,640	-0.72%	-0.72%	14,902,160	-317,380	-2.09%	-2.09%	606,288,690	13,357,210	2.25%	45.91%
2007	353,680	-10,215	-2.81%	-3.51%	15,983,540	1,081,380	7.26%	5.02%	618,810,410	12,521,720	2.07%	48.93%
2008	308,420	-45,260	-12.80%	-15.86%	16,647,310	663,770	4.15%	9.38%	662,012,250	43,201,840	6.98%	59.32%
2009	292,000	-16,420	-5.32%	-20.34%	21,047,250	4,399,940	26.43%	38.29%	758,331,795	96,319,545	14.55%	82.50%
2010	250,525	-41,475	-14.20%	-31.65%	31,519,900	10,472,650	49.76%	107.10%	815,379,340	57,047,545	7.52%	96.23%

Cnty# **56** County **LINCOLN** FL area **2** Rate Ann.%chg: Total Agric Land **6.97%**

(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	164,622,185	202,435	813	--	--	42,555,220	119,905	355	--	--	204,540,590	1,160,195	176	--	--
2001	182,558,115	206,677	883	8.61%	8.61%	46,488,160	124,285	374	5.35%	5.35%	235,422,980	1,217,376	193	9.66%	9.66%
2002	194,383,030	209,477	928	5.10%	14.15%	51,725,240	122,539	422	12.83%	18.87%	260,131,300	1,215,174	214	10.88%	21.59%
2003	203,278,315	213,999	950	2.37%	16.85%	52,033,185	120,367	432	2.37%	21.69%	287,173,815	1,211,931	237	10.75%	34.66%
2004	209,218,130	220,243	950	-0.01%	16.84%	49,962,140	115,251	434	0.35%	22.11%	282,738,060	1,204,048	235	-0.92%	33.42%
2005	239,261,965	229,936	1,041	9.54%	27.99%	49,586,490	110,137	450	3.86%	26.82%	288,763,245	1,196,818	241	2.75%	37.09%
2006	256,773,130	231,404	1,110	6.64%	36.49%	49,200,420	109,222	450	0.05%	26.89%	285,585,245	1,193,332	239	-0.81%	35.98%
2007	271,027,030	237,351	1,142	2.91%	40.45%	41,636,410	108,503	384	-14.81%	8.09%	290,255,240	1,188,195	244	2.07%	38.80%
2008	281,104,380	241,810	1,163	1.81%	42.99%	319,175,465	1,185,323	269	-29.83%	-24.15%	44,839,125	106,710	420	72.01%	138.75%
2009	329,243,250	242,969	1,355	16.57%	66.68%	50,338,210	106,523	473	75.49%	33.11%	357,945,150	1,184,159	302	-28.06%	71.75%
2010	362,788,920	248,703	1,459	7.65%	79.42%	52,885,680	103,786	510	7.83%	43.54%	368,639,150	1,181,928	312	3.18%	77.21%

Rate Ann.%chg Average Value/Acre: 6.02%

4.10%

6.56%

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						3,861,360	32,871	117			415,579,355	1,515,406	274	--	--
2001						7,498,230	33,591	223	90.60%		471,967,485	1,581,929	298	8.76%	8.76%
2002						16,091,780	33,516	480	115.25%		522,331,350	1,580,707	330	10.74%	20.44%
2003						380,792	7,615	50	-89.58%		558,737,845	1,579,720	354	7.27%	29.20%
2004	366,570	7,331	50	n/a	n/a	15,377,450	29,585	520	n/a	n/a	557,662,350	1,576,459	354	-0.07%	29.10%
2005	366,535	7,330	50	0.00%	n/a	15,312,865	25,515	600	15.47%	n/a	593,291,100	1,569,736	378	6.84%	37.94%
2006	363,195	7,264	50	0.00%	n/a	14,881,400	24,813	600	-0.07%	n/a	606,803,390	1,566,035	387	2.52%	41.42%
2007	354,180	7,083	50	0.00%	n/a	14,563,805	24,296	599	-0.05%	n/a	617,836,665	1,565,429	395	1.86%	44.04%
2008	307,730	6,154	50	0.00%	n/a	14,281,525	23,837	599	-0.05%	n/a	659,708,225	1,563,835	422	6.89%	53.96%
2009	292,550	5,676	52	3.08%	n/a	14,584,615	22,898	637	6.31%	n/a	752,403,775	1,562,225	482	14.17%	75.77%
2010	250,265	4,550	55	6.71%	n/a	49,363,180	24,970	1,977	210.38%	n/a	833,927,195	1,563,937	533	10.71%	94.61%

56
LINCOLN

FL area 2

Rate Ann. %chg Average Value/Acre: 6.88%

(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

