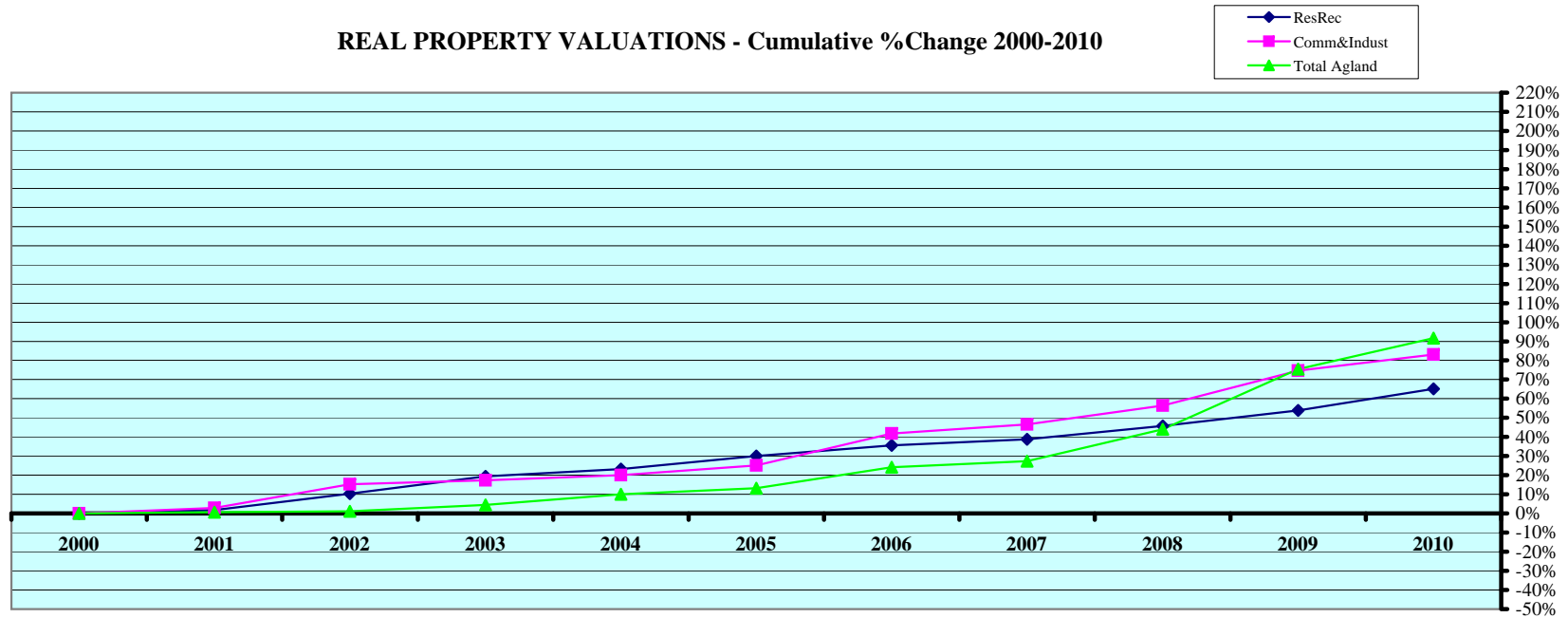


REAL PROPERTY VALUATIONS - Cumulative %Change 2000-2010



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	723,422,095	--	--	--	305,263,535	--	--	--	493,295,110	--	--	--
2001	736,274,975	12,852,880	1.78%	1.78%	314,086,795	8,823,260	2.89%	2.89%	496,280,285	2,985,175	0.61%	0.61%
2002	797,997,710	61,722,735	8.38%	10.31%	351,994,650	37,907,855	12.07%	15.31%	498,842,465	2,562,180	0.52%	1.12%
2003	863,995,725	65,998,015	8.27%	19.43%	358,335,250	6,340,600	1.80%	17.39%	515,544,590	16,702,125	3.35%	4.51%
2004	890,956,730	26,961,005	3.12%	23.16%	366,267,140	7,931,890	2.21%	19.98%	542,519,160	26,974,570	5.23%	9.98%
2005	940,645,650	49,688,920	5.58%	30.03%	381,947,140	15,680,000	4.28%	25.12%	558,454,790	15,935,630	2.94%	13.21%
2006	980,578,395	39,932,745	4.25%	35.55%	433,066,125	51,118,985	13.38%	41.87%	612,591,640	54,136,850	9.69%	24.18%
2007	1,003,868,485	23,290,090	2.38%	38.77%	447,488,405	14,422,280	3.33%	46.59%	628,329,670	15,738,030	2.57%	27.37%
2008	1,054,094,060	50,225,575	5.00%	45.71%	477,504,940	30,016,535	6.71%	56.42%	710,769,320	82,439,650	13.12%	44.09%
2009	1,113,604,465	59,510,405	5.65%	53.94%	533,205,710	55,700,770	11.66%	74.67%	865,654,220	154,884,900	21.79%	75.48%
2010	1,195,030,640	81,426,175	7.31%	65.19%	558,803,460	25,597,750	4.80%	83.06%	945,197,590	79,543,370	9.19%	91.61%

Rate Annual %chg: Residential & Recreational

Commercial & Industrial

Agricultural Land

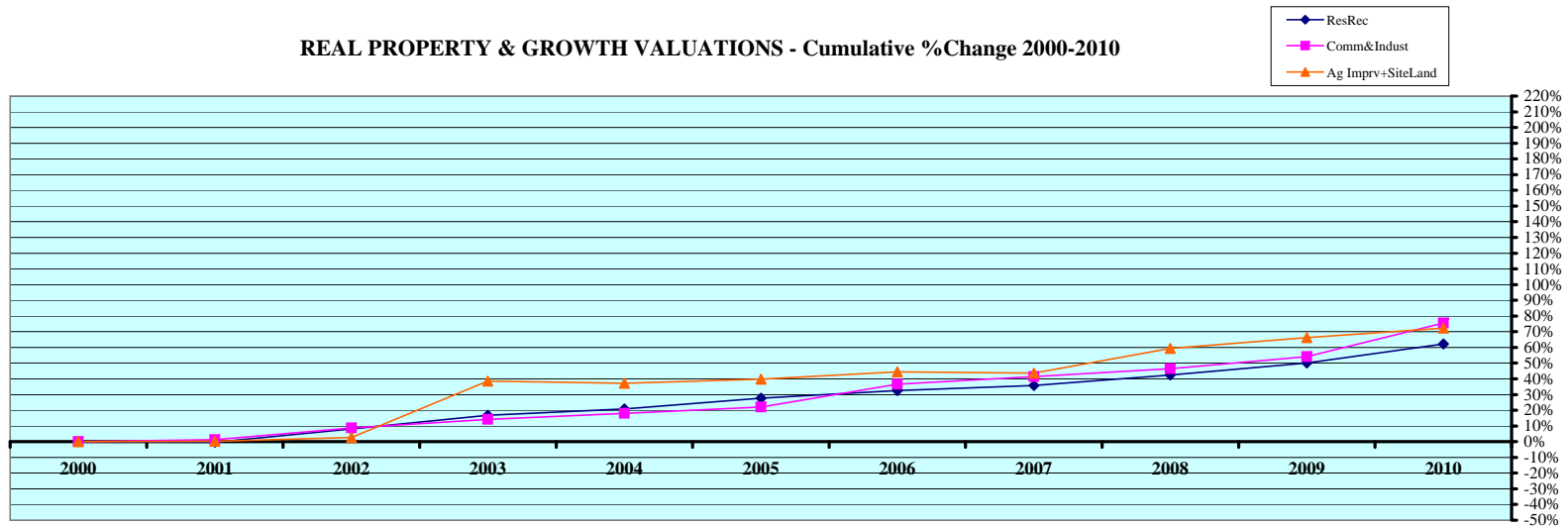
Cnty#
County

FL area

CHART 1 EXHIBIT 71B 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	Cmlt%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmlt%chg w/o grwth
2000	723,422,095	14,579,815	2.02%	708,842,280	--	--	305,263,535	10,964,355	3.59%	294,299,180	--	--
2001	736,274,975	15,364,700	2.09%	720,910,275	-0.35%	-0.35%	314,086,795	5,143,035	1.64%	308,943,760	1.21%	1.21%
2002	797,997,710	15,490,910	1.94%	782,506,800	6.28%	8.17%	351,994,650	20,004,260	5.68%	331,990,390	5.70%	8.76%
2003	863,995,725	18,631,573	2.16%	845,364,152	5.94%	16.86%	358,335,250	9,789,795	2.73%	348,545,455	-0.98%	14.18%
2004	890,956,730	16,341,103	1.83%	874,615,627	1.23%	20.90%	366,267,140	5,885,660	1.61%	360,381,480	0.57%	18.06%
2005	940,645,650	17,246,925	1.83%	923,398,725	3.64%	27.64%	381,947,140	9,650,540	2.53%	372,296,600	1.65%	21.96%
2006	980,578,395	22,273,928	2.27%	958,304,467	1.88%	32.47%	433,066,125	15,878,230	3.67%	417,187,895	9.23%	36.66%
2007	1,003,868,485	21,766,661	2.17%	982,101,824	0.16%	35.76%	447,488,405	15,508,970	3.47%	431,979,435	-0.25%	41.51%
2008	1,054,094,060	23,104,069	2.19%	1,030,989,991	2.70%	42.52%	477,504,940	30,167,350	6.32%	447,337,590	-0.03%	46.54%
2009	1,113,604,465	27,710,278	2.49%	1,085,894,187	3.02%	50.11%	533,205,710	62,955,430	11.81%	470,250,280	-1.52%	54.05%
2010	1,195,030,640	21,353,390	1.79%	1,173,677,250	5.39%	62.24%	558,803,460	23,173,125	4.15%	535,630,335	0.45%	75.46%
Rate Ann%chg	5.15%			Resid & Rec. w/o growth	2.99%		6.23%			C & I w/o growth	1.60%	

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmlt%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2000	55,100,020	53,342,045	108,442,065	2,360,971	2.18%	106,081,094	--	--
2001	67,179,900	44,252,405	111,432,305	2,795,576	2.51%	108,636,729	0.18%	0.18%
2002	68,057,200	47,636,675	115,693,875	4,256,510	3.68%	111,437,365	0.00%	2.76%
2003	90,997,080	68,048,590	159,045,670	8,675,430	5.45%	150,370,240	29.97%	38.66%
2004	90,938,670	63,009,890	153,948,560	5,295,880	3.44%	148,652,680	-6.53%	37.08%
2005	90,703,670	64,836,570	155,540,240	4,016,065	2.58%	151,524,175	-1.57%	39.73%
2006	93,047,540	68,380,535	161,428,075	4,772,425	2.96%	156,655,650	0.72%	44.46%
2007	95,035,085	72,287,970	167,323,055	11,672,494	6.98%	155,650,561	-3.58%	43.53%
2008	99,963,370	76,649,195	176,612,565	3,724,765	2.11%	172,887,800	3.33%	59.43%
2009	104,795,651	80,122,414	184,918,065	4,699,174	2.54%	180,218,891	2.04%	66.19%
2010	108,892,135	81,435,320	190,327,455	3,442,860	1.81%	186,884,595	1.06%	72.34%
Rate Ann%chg	7.05%	4.32%	5.79%	Ag Imprv+Site w/o growth	2.56%			

(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

Cnty# 71
County PLATTE

FL area 3

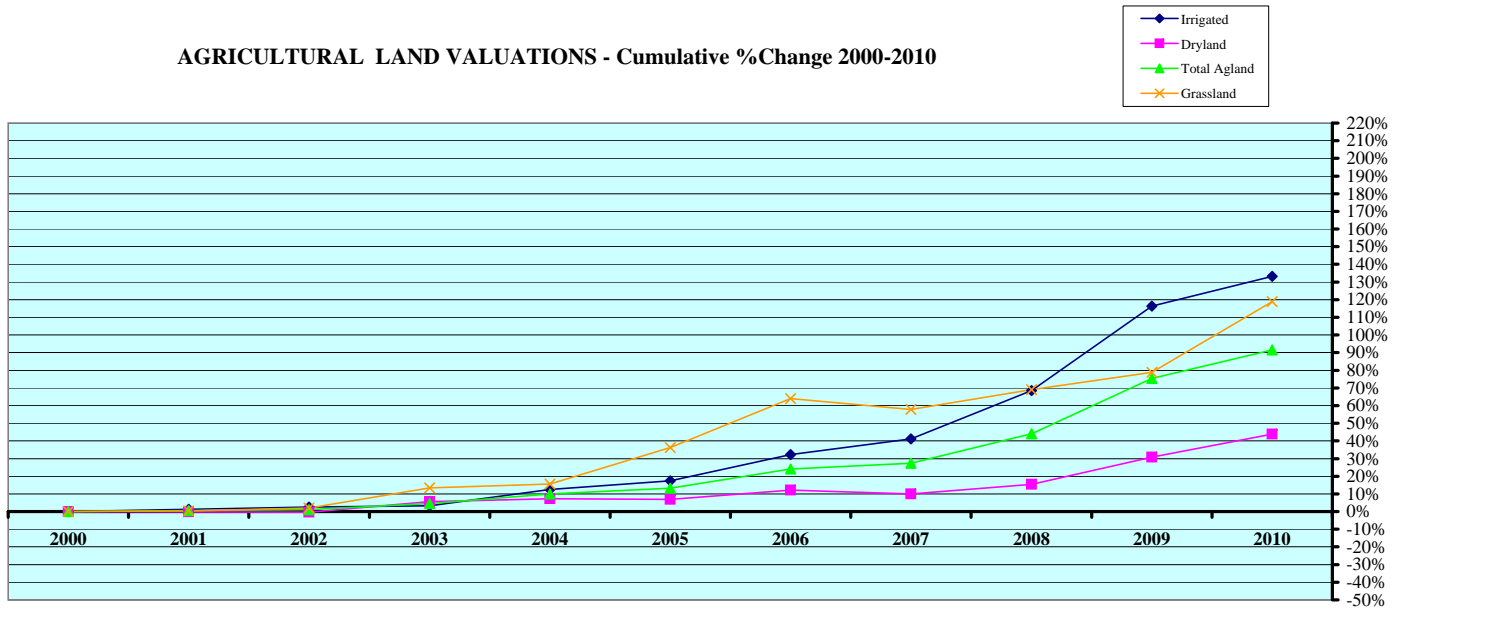
CHART 2

EXHIBIT

71B

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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	247,573,895	--	--	--	223,983,115	--	--	--	20,254,500	--	--	--
2001	250,888,420	3,314,525	1.34%	1.34%	223,791,090	-192,025	-0.09%	-0.09%	20,345,625	91,125	0.45%	0.45%
2002	253,736,730	2,848,310	1.14%	2.49%	223,090,635	-700,455	-0.31%	-0.40%	20,667,515	321,890	1.58%	2.04%
2003	255,654,365	1,917,635	0.76%	3.26%	236,398,925	13,308,290	5.97%	5.54%	22,975,855	2,308,340	11.17%	13.44%
2004	278,363,775	22,709,410	8.88%	12.44%	240,219,845	3,820,920	1.62%	7.25%	23,414,310	438,455	1.91%	15.60%
2005	290,777,680	12,413,905	4.46%	17.45%	239,453,930	-765,915	-0.32%	6.91%	27,610,350	4,196,040	17.92%	36.32%
2006	327,570,395	36,792,715	12.65%	32.31%	251,181,175	11,727,245	4.90%	12.14%	33,220,925	5,610,575	20.32%	64.02%
2007	349,556,210	21,985,815	6.71%	41.19%	246,232,950	-4,948,225	-1.97%	9.93%	31,951,895	-1,269,030	-3.82%	57.75%
2008	417,351,250	67,795,040	19.39%	68.58%	258,488,070	12,255,120	4.98%	15.41%	34,227,905	2,276,010	7.12%	68.99%
2009	535,697,635	118,346,385	28.36%	116.38%	292,979,080	34,491,010	13.34%	30.80%	36,210,010	1,982,105	5.79%	78.78%
2010	577,288,895	41,591,260	7.76%	133.18%	322,418,465	29,439,385	10.05%	43.95%	44,335,165	8,125,155	22.44%	118.89%

Rate Ann.%chg: Irrigated **8.84%** Dryland **3.71%** Grassland **8.15%**

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	--	--	--	--	1,483,600	--	--	--	493,295,110	--	--	--
2001	--	--	--	--	1,255,150	-228,450	-15.40%	-15.40%	496,280,285	2,985,175	0.61%	0.61%
2002	--	--	--	--	1,347,585	92,435	7.36%	-9.17%	498,842,465	2,562,180	0.52%	1.12%
2003	--	--	--	--	60,860	n/a	n/a	-95.90%	515,544,590	16,702,125	3.35%	4.51%
2004	456,030	n/a	n/a	--	65,200	4,340	7.13%	-95.61%	542,519,160	26,974,570	5.23%	9.98%
2005	451,515	-4,515	-0.99%	n/a	161,315	96,115	147.42%	n/a	558,454,790	15,935,630	2.94%	13.21%
2006	446,925	-4,590	-1.02%	-1.02%	172,220	10,905	6.76%	6.76%	612,591,640	54,136,850	9.69%	24.18%
2007	400,995	-45,930	-10.28%	-11.19%	187,620	15,400	8.94%	16.31%	628,329,670	15,738,030	2.57%	27.37%
2008	369,005	-31,990	-7.98%	-18.27%	333,090	145,470	77.53%	106.48%	710,769,320	82,439,650	13.12%	44.09%
2009	416,700	47,695	12.93%	-7.71%	350,795	17,705	5.32%	117.46%	865,654,220	154,884,900	21.79%	75.48%
2010	196,015	-220,685	-52.96%	-56.59%	959,050	608,255	173.39%	494.52%	945,197,590	79,543,370	9.19%	91.61%

Cnty# **71** County **PLATTE** FL area **3** Rate Ann.%chg: Total Agric Land **6.72%**

(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	247,734,210	157,864	1,569	--	--	224,467,930	175,345	1,280	--	--	21,457,425	52,093	412	--	--
2001	250,374,390	158,532	1,579	0.64%	0.64%	224,810,115	174,737	1,287	0.55%	0.55%	21,333,005	51,232	416	0.97%	0.97%
2002	253,375,375	159,997	1,584	0.32%	0.96%	222,923,590	172,504	1,292	0.39%	0.94%	21,607,295	51,067	423	1.68%	2.67%
2003	255,610,640	160,794	1,590	0.38%	1.34%	236,303,915	171,685	1,376	6.50%	7.50%	22,841,075	50,991	448	5.91%	8.74%
2004	278,438,520	163,161	1,707	7.33%	8.76%	240,105,030	169,014	1,421	3.24%	10.99%	23,396,830	51,579	454	1.25%	10.10%
2005	286,230,465	166,491	1,719	0.74%	9.57%	243,387,405	165,513	1,471	3.51%	14.88%	27,550,035	51,383	536	18.20%	30.14%
2006	324,607,090	173,556	1,870	8.79%	19.21%	253,732,220	158,495	1,601	8.87%	25.07%	33,336,840	51,157	652	21.54%	58.17%
2007	347,076,995	185,923	1,867	-0.19%	18.98%	248,586,705	149,190	1,666	4.08%	30.18%	32,179,085	49,113	655	0.54%	59.03%
2008	415,602,410	198,865	2,090	11.95%	33.20%	260,130,455	137,153	1,897	13.83%	48.18%	34,219,800	47,920	714	8.99%	73.33%
2009	535,728,225	202,087	2,651	26.85%	68.96%	293,320,655	133,919	2,190	15.48%	71.12%	40,327,605	47,336	852	19.30%	106.78%
2010	577,556,345	203,768	2,834	6.92%	80.65%	322,542,150	131,080	2,461	12.34%	92.24%	45,177,490	50,362	897	5.29%	117.73%

Rate Ann.%chg Average Value/Acre: 6.09%

6.75%

8.09%

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						359,055	7,044	51			494,018,620	392,345	1,259	--	--
2001						353,935	7,019	50	-1.96%		496,871,445	391,520	1,269	0.79%	0.79%
2002						346,775	6,876	50	0.00%		498,253,035	390,444	1,276	0.55%	1.35%
2003						452,665	6,034	75	50.00%		515,272,300	390,327	1,320	3.45%	4.85%
2004	454,970	6,065	75	n/a	n/a	69,255	892	78	n/a	n/a	542,464,605	390,712	1,388	5.18%	10.28%
2005	452,770	6,035	75	0.00%	n/a	150,070	1,293	116	49.60%	n/a	557,770,745	390,714	1,428	2.82%	13.39%
2006	447,045	5,959	75	0.00%	n/a	162,515	1,364	119	2.62%	n/a	612,285,710	390,531	1,568	9.83%	24.53%
2007	401,875	5,357	75	0.00%	n/a	187,435	1,628	115	-3.36%	n/a	628,432,095	391,210	1,606	2.46%	27.59%
2008	363,765	4,849	75	0.00%	n/a	334,245	1,580	212	83.77%	n/a	710,650,675	390,366	1,820	13.33%	44.60%
2009	415,205	4,615	90	19.94%	n/a	411,870	1,323	311	47.13%	n/a	870,203,560	389,280	2,235	22.79%	77.56%
2010	189,400	2,106	90	-0.03%	n/a	494,055	1,680	294	-5.51%	n/a	945,959,440	388,996	2,432	8.78%	93.15%

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PLATTE

FL area 3

Rate Ann. %chg Average Value/Acre: 6.80%

(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

2010 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
31,662	PLATTE	598,842,449	25,003,382	43,296,902	1,191,863,975	318,915,370	239,888,090	3,166,665	945,197,590	108,892,135	81,435,320	0	3,556,501,878
cnty sector/val % of total value:		16.84%	0.70%	1.22%	33.51%	8.97%	6.75%	0.09%	26.58%	3.06%	2.29%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
20,998	COLUMBUS	49,185,326	12,159,258	5,264,821	847,128,160	258,184,540	13,182,690	262,890	34,850	0	0	0	1,185,402,535
66.32%	%sector of county sector	8.21%	48.63%	12.16%	71.08%	80.96%	5.50%	8.30%	0.00%				33.33%
	%sector of municipality	4.15%	1.03%	0.44%	71.46%	21.78%	1.11%	0.02%	0.00%				100.00%
215	CRESTON	544,575	1,826	485	5,107,945	1,264,745	0	0	8,170	0	0	0	6,927,746
0.68%	%sector of county sector	0.09%	0.01%	0.00%	0.43%	0.40%			0.00%				0.19%
	%sector of municipality	7.86%	0.03%	0.01%	73.73%	18.26%			0.12%				100.00%
359	DUNCAN	57,456	342,505	904,881	12,312,300	724,785	0	0	59,980	0	0	0	14,401,907
1.13%	%sector of county sector	0.01%	1.37%	2.09%	1.03%	0.23%			0.01%				0.40%
	%sector of municipality	0.40%	2.38%	6.28%	85.49%	5.03%			0.42%				100.00%
786	HUMPHREY	422,725	374,525	464,709	35,650,920	2,984,925	0	0	0	0	0	0	39,897,804
2.48%	%sector of county sector	0.07%	1.50%	1.07%	2.99%	0.94%							1.12%
	%sector of municipality	1.06%	0.94%	1.16%	89.36%	7.48%							100.00%
276	LINDSAY	10,093,216	274,846	10,649	10,368,420	2,270,345	3,114,075	0	0	0	0	0	26,131,551
0.87%	%sector of county sector	1.69%	1.10%	0.02%	0.87%	0.71%	1.30%						0.73%
	%sector of municipality	38.62%	1.05%	0.04%	39.68%	8.69%	11.92%						100.00%
307	MONROE	1,162,901	227,458	254,703	8,149,095	1,320,970	0	0	0	0	0	0	11,115,127
0.97%	%sector of county sector	0.19%	0.91%	0.59%	0.68%	0.41%							0.31%
	%sector of municipality	10.46%	2.05%	2.29%	73.32%	11.88%							100.00%
797	NEWMAN GROVE	870	8,862	143	285,170	0	0	0	0	0	0	0	295,045
2.52%	%sector of county sector	0.00%	0.04%	0.00%	0.02%								0.01%
	%sector of municipality	0.29%	3.00%	0.05%	96.65%								100.00%
359	PLATTE CENTER	373,688	241,732	288,525	10,336,330	1,669,870	0	0	0	0	0	0	12,910,145
1.13%	%sector of county sector	0.06%	0.97%	0.67%	0.87%	0.52%							0.36%
	%sector of municipality	2.89%	1.87%	2.23%	80.06%	12.93%							100.00%
63	TARNOV	0	16,176	81,591	1,004,100	85,425	0	0	0	0	0	0	1,187,292
0.20%	%sector of county sector		0.06%	0.19%	0.08%	0.03%							0.03%
	%sector of municipality		1.36%	6.87%	84.57%	7.19%							100.00%
24,160	Total Municipalities	61,840,757	13,647,188	7,270,507	930,342,440	268,505,605	16,296,765	262,890	103,000	0	0	0	1,298,269,152
76.31%	%all municip.sect of cnty	10.33%	54.58%	16.79%	78.06%	84.19%	6.79%	8.30%	0.01%				36.50%

Sources: 2010 Certificate of Taxes Levied CTL, 2000 US Census; Dec2010 Municipality Pop. per Research Division Dept. of Revenue Property Assessment Division Prepared as of 03/01/2011

Cnty#	County
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FL area	3
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